

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0431-23 **Applicant:** Mr P Taylor & Miss J Mableson

Proposal: Extension to form Living Room

Location: Drift Lodge Cuckoo Lane Pinchbeck

Terminal Date: 5th July 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
29 The Historic Environment

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for an extension to form a living room at the rear of the Drift Lodge. The development would measure at at 6000mm (length) by 5450mm (width).

Site Description

The site is outside of the settlement boundaries and is classed as being in the countryside as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). It is over 550m outside of the settlement of Pinchbeck. The site is down a narrow country lane with farms opposite, it has a large gravel drive to the front of the property. It is made of brick with a tiled roof and the windows are made of a brown uPVC. In the rear garden there a number of sheds alongside a green house for their personal use. There is a small conservatory which appears to be getting demolished to make way for the extension. There is a Grade II Listed Building over 100 metres away further down the road.

History

No relevant planning history.

Consultation Responses

Greg Watkinson - Conservation Officer

"I wish to raise no objections to this proposal upon conservation grounds.

Whilst the closest property to the South of the site is the Grade II listed Cottage Farmhouse, it is not considered that this proposal will risk impacting the value or significance of that heritage asset. This is because the host property is separated from the nearby heritage asset by roughly 90-100m of open countryside, and the proposed extension is merely a relatively modest, single-storey, rear domestic extension. This means that a more than sufficient degree of visual separation exists between the two properties and the proposed structure would not appear out of keeping or overdeveloped in the setting of the heritage asset.

Therefore, the case officer should continue to consider the application in accordance with Policy 29 of the SELLP and Section 16 of the NPPF, as well as all other relevant planning guidance and policy considerations."

Planning Considerations

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The measurements of the development will be 6000mm (length) and 5450mm (width), it will be slightly smaller in height than the existing dwelling is. In comparison to the existing dwelling the design and size of the proposal are considered to be acceptable and proportionate and therefore appropriate.

The materials being used to build the extension will be in keeping with the existing dwelling. The walls will be made of facing brickwork, the roof will be tiled. The windows and doors will be made of uPVC. This is all to match the existing dwelling and therefore ensures that the extension will blend in and not create any visual discrepancies.

Alongside the extension there will be the addition of some new doors and windows. At the rear there will be a set of bi-fold doors to allow access into the garden in a similar way to how the existing conservatory currently does. There will be a new window going on the South West elevation to allow natural light into the living room, in the hallway that will connect the existing dwelling to the extension there will be a side door. Internally, there will be the addition of a fireplace, this means that there is now the need for a chimney that will protrude from the top of the extension. This chimney will also be built out of the same materials to further match the existing dwelling.

The overall design of the extension is in keeping with the area, therefore this is considered to be appropriate in accordance to Policies 2 & 3 of the SELLP and Section 12 of the NPPF.

Impact Upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

There will be no overlooking impact on the residential amenity as the extension is of a single storey nature with no windows facing the neighbouring dwelling to the North-East. In this direction there is a row of high hedges acting as the boundary, this will reduce any concerns on overlooking. It is also the only direct neighbour with the other closest property being over 100m to the South-West.

There is also no issues regarding overshadowing as there is a distance of 5 metres to the boundary point, this boundary is a row of hedges and the extension will be much shorter than this and therefore prevents any overshadowing that could occur. The extension will also be slightly smaller than the existing dwelling itself. There is no concerns to other properties as there is a sufficient distance of 100m to the property at the South-West. This proposal will not be overbearing on the area.

Heritage

Section 16 of the National Planning Policy Framework involves "conserving and enhancing the historic environment". As the extension will be near a Grade II Listed Building, the proposal must adhere to the guidance set out in this section. The proposal must also adhere to Policy 29 of the South-East Lincolnshire Local Plan, 2019 (SELLP).

It has been determined that as the proposal is only for an extension to form a living at the rear of the property and is small in stature, it won't effect the list building in anyway especially as there is a distance of over 100m to from the development to the Listed Building. It therefore conforms to Policy 29 of the SELLP and Section 16 of the NPPF.

Planning Balance

The proposed extension to form a living room will not materially harm the character or appearance of the area. There will also be no impact on neighbouring properties from overshadowing or overlooking. The development also doesn't effect the listed building to the South-West.

It is therefore considered that the proposal is in accordance with Policies 2,3 and 29 of the SELLP and Section 12 & 16 of the NPPF.

Conclusion

The recommendation is therefore for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.