

DECISION DELEGATED TO HEAD OF PLANNING

Application No:	H14-0722-21	Applicant:	Mr J Brown
Proposal:	Front/side extension with external chimney breast and detached workshop/garage		
Location:	Reedecraft Mill Green Road Pinchbeck		
Terminal Date:	30th September 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 12- Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed front and side extension and a detached garage/workshop to the property at Reedecraft, Mill Green Road, Pinchbeck.

Site Description

The site is situated outside of the settlement boundary of Pinchbeck, according to the South East Lincolnshire Local Plan, 2019. The surrounding area is characterised as sporadic residential development, with dwellings situated on spacious sites. There is a dyke to the south of the property, with the dwelling situated in the south west corner of the plot. There are a variety of outbuildings on the site, with an open grassed partly area towards the east of the site. There is further residential development in the process of being built, towards the south of Mill Green Road of up to 100 dwellings.

History

H14-0449-08- Approved 14-10-08- Change of use to breeding cattery, including erection of cattery units, store and provision of exercise area (part retrospective).

Consultation Responses

Welland & Deepings IDB - Should planning permission be granted an application for a relaxation of the nine metre byelaw will need to be submitted in advance of any works. Once an application for a relaxation of the nine metre byelaw has been received by the Board with proposals no closer than six metres then the Board will lift its objection to this planning application.

SHDC Environmental Protection Officer- Requests a precautionary condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

Local Highway and Lead Local Flood Authority- Does not wish to restrict the grant of permission

Member of the public (2 comments) -

- Recommendation for a planning condition requiring the installation of a minimum of 3 swift nest bricks to provide enhancement for biodiversity.
- Building is very imposing and close to the road; has an industrial appearance; there should be no business use for this building.
- Query whether there would be screening on the road side of the building.

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; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. 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 proposed extension and alterations to the dwelling consist of a side extension extending a maximum of 4.1m from the side elevation to create a sun room, an extension to the front elevation

of approx. 1.5m by 6.4m, to create a large front bay window for the proposed lounge, and an external chimney breast measuring approx. 1.2m by 2.5m at the widest point. The proposed extensions to the existing dwelling are considered to be acceptable in terms of scale, mass and bulk when considered in the context of the existing dwelling.

The proposed materials of the extensions will match those existing to the property. Thus, the development will appear well blended with the fabric of the house and visual amenity will not be undermined. The monopitched roof to the sun room and to the front bay window are considered to be acceptable as they compliment the original roof structure.

In terms of the proposed detached workshop, garage and storage building, it is proposed to measure approx. 23.2m by a maximum of 15m, with a first floor to the middle section. The building will consist of three parts at ground floor including a domestic storage/hobby room, motor home storage and a garage. The proposed building will be approx. 9m away from the southern boundary and a maximum of approx. 7m away from the eastern boundary. Considering the size of the curtilage that it would sit within, the scale of the proposed building is considered acceptable and not unduly out of scale with the dwelling, as well as other existing development linked to residential uses in the vicinity. The amended plans have provided the building with more positive features, including a hipped roof design and trees to screen the view of the building from the road.

A condition can be added requiring the installation of swift nest bricks to the first floor of the detached building.

Overall, the proposed extensions to the dwelling and the detached outbuilding are considered acceptable in terms of character and appearance. It therefore complies with policies 2 and 3 in the SELLP (2019).

Impact upon Residential Amenity

Paragraph 130 of the National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

Given that there are no dwellings to the west of the property and separation distances are in excess of 30m to nearby dwellings, it is not considered that the proposed extensions to the dwelling would have a material amenity impact.

In terms of the proposed outbuilding to the east of the dwelling, it would be a minimum of 20m from any neighbouring dwelling and, at such a distance, would not have a material adverse residential amenity impact.

Therefore, the proposed development is considered to be comply with policies 2 and 3 in the SELLP (2019), in terms of residential amenity.

Additional Considerations

A note will be added to the decision notice to ensure that the outbuilding is for the sole purpose of domestic use only.

Welland & Deepings IDB comments are no longer relevant as the proposed outbuilding is a minimum of 9m away from the drainage board.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed extensions to the dwelling and the proposed outbuilding are not considered to materially harm the character and appearance of the locality by virtue of its size and scale in comparison to existing development in the vicinity. It is therefore considered to be contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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.

Conclusion

The recommendation is for a delegated approval.