

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0757-20 **Applicant:** GSD Care T/A Brun Lea

Proposal: Proposed single storey extension

Location: Brun Lea Residential Home 21 Surfleet Road Pinchbeck

Terminal Date: 6th November 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

Paragraph 127 of 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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application that seeks permission for proposed single storey extension to Brun Lea Residential Home, 21 Surfleet Road, Pinchbeck, Spalding.

Site Description

The area is predominantly residential with a few buildings used for commercial purposes. The site is within frontage development on the eastern side of Surfleet Road. To the north-east, semi-detached dwellinghouses are accessed from Oldham Drive. Immediately to the south-west, a track there is a that leads to land to the rear of the site which accommodates nursery premises for plants. Further to the south-west, is a short row of terraced houses and detached dwellings.

The property is a large single-storey detached building. It is currently used as a care home for elderly people. A gravelled drive area is to the front of the property. A grassed garden extends to the rear which is heavily restricted in depth. There are a summer house and a shed at the north-eastern corner. A slabbed path runs along the north-eastern elevation of the building that serves access to the rear garden. The entire site is significantly obscured by tall mature hedge.

History

None.

Consultation Responses

LCC Highways/SUdS Authority

No objection.

Planning Considerations

Principle of development

The site is within the settlement boundaries for Spalding & Pinchbeck as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a building extension is acceptable.

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 key material considerations are addressed below.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 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 would protrude 2.40 from the north-eastern wall of the building and 7.34 metres from the rear wall. The maximum height will be 3.70 metres above ground levels. Having regarded the dimensions of the building, it is concluded that the proposed development will appear commensurate with the property.

On balance, the loss of garden space is deemed acceptable given the increasing needs of the care home. There will be still some area for enjoyment of the elderly as well as the patio onto the drive area. With regards to the boundary treatment, a long section of the hedge on the north-eastern boundary will be replaced for a 1.8 metre high timber closeboard fence.

Internally, the purpose of the development is to gain further floorspace to create mainly a hairdressing room, laundry and office for the elderly occupiers and care home staff. Therefore, the development will meet the functional needs of the care home run within the building.

The number of openings will be kept at minimum albeit sufficient for the intended use of each new room. A ramp will be installed for the access from the garden to the hairdressing room and hall which is appropriate to ease the accessibility for those disabled living in the care home. The

external materials will match those existing in the property, thereby no significant alterations to the visual amenity of the building.

In summary, the scale and height of the extension are proportional to the host property and the footprint is not excessive in relation to the building taken as a whole. The purpose of the development will be appropriate insofar as it will meet the needs of residents and workers of the care home. The external materials will not be dissimilar to those existing in the building. For these reasons, the design and layout of the development is acceptable and the application accords with aforementioned policies at the top of this section.

Residential amenity

There is a track beyond the existing hedgerow to be replaced for fencing. It provides access to a pumping station to the rear of the curtilage of No. 1 Oldham Drive. There is a separation distance of 28.60 metres between the proposed extension and the opposing elevation of No. 1 Oldham Drive. Given that its scale and height is not significant and the proposed fence will mitigate the visual impact, no harm is anticipated upon the amenity of residents at that property.

The tall and mature hedge will remain on the rear boundary of the site. There is no residential property beyond such boundary.

In summary, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

The extension will not entail an increase of further elderly residents neither staff. The aim of the development is to meet the needs of the existing care home occupiers and workers. Thus, no further demand of car parking will occur by reason of the proposed development. The site has currently sufficient car parking spaces to the front of the property.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Paragraph 127 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

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.