

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-0888-21 **Applicant:** Mr N Wright
Proposal: Proposed Orangery
Location: Otway House 34 Spalding Road Pinchbeck
Terminal Date: 14th October 2021

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

Sections 12 and 16 of the National Planning Policy Framework (2021)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This Planning application is for the erection of an orangery extension to the annexe of Otway House, 34 Spalding Road, Pinchbeck.

The proposed orangery would project to the North and East of the annexe building, with access gained from the current living room, but also structurally attached to the garage. The proposed orangery is timber in construction, being almost entirely glazed, floor to ceiling in height featuring flat roof with timber entablature eaves and a large timber roof lantern. The Western elevation will feature bifold doors and opening windows will feature only on the Northern and Southern elevations,

configured as top openers above full height glazing

The proposed dimensions of the extension are 4.225m (L) x 7.132m (W) x 3.1m (L) - Lengths are uneven on either side as the extension is an infill within an 'L-shape' crook of the extant house..

It is also proposed that a new patio will be positioned wrapping around the proposed extension and the extant garage to connect to the current drive.

Site Description

The proposal site is an annexe / outbuilding to the Grade II listed Otway House, which is described by Historic England as follows;

"House. c.1812, altered mid C19. Red brick in Flemish bond, hipped slate roof, wall stacks, parallel range plan. 2 storey, 3 bay front with plinth, wooden dentillated eaves and cornice, moulded stone coped parapet. Central bay slightly advanced, with half glazed double doors, panelled reveals, fluted Ionic doorcase, dentillated flat hood, flanked by single canted bay windows with dentillated cornices and flat lead roofs. To first floor 5 plain sashes with flat splayed rubbed brick arches. Interior has dogleg stair with slender turned balusters, wreathed mahogany handrail, open carved string, semi-circular hall arch, acanthus cornice and ceiling rose. Reeded and ribbon cornice to front room."

The annexe, whilst unmentioned in the listing is an original structure to the site, and hence is curtilage listed alongside the Main house. The annexe appears to have historically been a part of the working farm on site. The inhabited part is the ground floor Western projection of the remaining L-shape courtyard structure. It can be described as holding fairly typical C19th agricultural features, being in red brick, English bond with slate roof tiles and white timber windows. with some beautification features such as brick arch windows.

The area is characterised solely by the main house and the parkland surrounding. Although the site is within Pinchbeck, it's vast curtilage keeps it entirely separate and screened from any neighbours.

History

None relevant

Consultation Responses

Pinchbeck Parish Council

Supports the application.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk presented to the value or significance of any heritage asset by this proposal. This is because the proposed orangery is to be constructed using traditional materials and, via use of subtle design cues such as the flat roof entablature and roof lantern ensure that a degree of traditional design is employed, retaining sympathy with the Georgian history of the site, whilst also ensuring that there is a clear demarcation of development. The design is of an acceptable level of quality and should not impact upon how the property is appreciated from privately or from any public realm nearby. The proposal site is distanced enough from the actual listed House, that it would have no impact upon the value or significance of the heritage asset. By virtue of that neutral impact, it is determined that this application would help to conserve the historic environment in accordance with section 16 of the National Planning Policy Framework (2021)

Residential Amenity

The Local Planning Authority does not consider there to be any potential negative impact upon the residential amenity of any neighbouring properties. This is because the curtilage of Otway House is very large, meaning that the proposal site is a significant distance from the nearest other residency, and is visually isolated from any other development, meaning that no protected views are put at risk.

Furthermore, the proposal is only single storey and flat roof in nature and therefore, there exists no potential to overshadow or overlook.

Conclusion

For the reasons listed above, this application is found to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan, and Sections 12 and 16 of the National Planning Policy Framework (2021). Therefore, this application is recommended for 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.