

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1054-18 **Applicant:** Ms Nicola Austin

Proposal: Two-storey side extension and one-storey rear extension to incorporate annexe (already under construction, modification of approved application H14-1001-16) part retrospective

Location: Rualen Mill Green Road Pinchbeck

Terminal Date: 13th December 2018

Planning Policies

Local Plan July 2016:

SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings
HS7	New Housing in the Open Countryside including Other Rural Settlements

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

This is a retrospective householder planning application for two-storey side extension and one-storey rear extension to incorporate annexe at Rualen, Mill Green Road, Pinchbeck. The proposal is already under construction and it is hereby sought the modification of approved application H14-1001-16.

The property is a large detached two-storey dwelling located on a single track road in the countryside. A short frontage of residential buildings is further down the road. To east beyond the

rear boundary, there is a reservoir which is screened by high mature hedging. An extensive gravelled drive is to the front and southern side. A gable roofed dark timber outbuilding is temporarily used as architectural studio in close proximity to the northern side elevation.

The site location is open countryside as set out in South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). Policy SG4 of South Holland Local Plan states that "planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits". Due to its nature and purpose, the proposal cannot be located elsewhere. Should the proposal caused an unacceptable impact upon the landscape character of an area, the proposal would "only be permitted where: 1) the need for the development in that location outweighs its impact; and 2) no other site or solution exists to accommodate the proposed development". Having said that, the principle of development is therefore acceptable and the proposal will obtain permission unless material considerations indicate otherwise.

The main amendment of the proposal approved under planning application ref. H14-1001-16 is partial increase of rear extension, reduction of front/side extension and re-roofing of the dwelling in order to create habitable dormer and fit additional ensuite bedroom. The annex for elderly brother-in-law applicant remains. The reason of the proposal is purely to meet the increasing living needs of family occupiers. However, a planning condition to be used as annex would remain in this application to avoid any separate dwelling use within the building other than the annex.

The utility and dining room of the dwelling would be extended backwards. The protrusion from the rear elevation after approved rear extension would be 2.98 metres and the width would remain. The entire front/side extension would be reduced 1.54 metres in width and the depth of the most protruding part would be marginally decreased. Therefore the proposed development would be subservient to the host property albeit its sizeable scale, massing and bulking.

The impact on design and appearance is significant. The gable roof of the extension which accommodates the dwelling's utility room and dining room would be replaced for flat roof. The proposed extension would be as high as adjacent flat roofed sun lounge. Re-roofing would be carried out to replace existing hip roof of the dwelling for side gable roof in order to increase the internal height of the dormer and create additional bedroom. With regards to external materials, all elevations of the building would have a rendered finish unlikely the previous application where facing brickwork remained in the original dwelling.

While it is noted that the amendments would considerably alter the building, the resulting scale, design and layout would be still in keeping with the original dwelling without detracting from the local character of the surrounding built environment.

Furthermore, the site is considerably spacious and the separation distances with boundary lines are acceptable. Due to the existing boundary treatments, the property is well screened from the highway and northern boundary which mitigates any impact on the street scene and agricultural land to north. Low high picket fence is along the southern side boundary but the impact of larger flat-roofed extension and higher roof pitch would not harm the residential amenity as no neighbouring property is adjacent to south. No neighbouring property is reasonably close to the site so that the material increase of the proposal would not cause any adverse effect to residential amenity of neighbours.

No representation has been made regarding the proposal.

In light of considerations above, the proposals are in accordance with Policy SG4, SG14, SG17, SG20 and HS7 of South Holland Local Plan 2006 as well as Section 12 of National Planning Policy Framework 2018.

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