

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H14-1111-21 **Applicant:** Mr & Mrs Jankiewicz
Proposal: Extension & Alterations
Location: Orchard House Blue Gowt Drove Spalding
Terminal Date: 27th December 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 of the National Planning Policy Framework (2021)

12 - Achieving well-designed places.

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application for an extension and alterations at Orchard House, Blue Gowt Drove, Pinchbeck. The proposal seeks to provide a two-storey extension to the rear and side of the dwelling, plus a single storey side extension. At ground floor level a family room, boot room / utility, shower room and three cupboards. A staircase in the proposed family room will lead to a first floor bedroom which is served by a rear elevation window. The extension will be sited 0.3 metres from

the western side boundary, beyond which is arable land. Materials of construction are to match those of the existing dwelling. To aid biodiversity, three swift bricks are to be installed in the first floor side elevation of the proposed extension.

SITE DESCRIPTION

The site is outside of defined settlement limits and is predominately rural in nature. The surrounding area is characterised by buildings of varying ages and designs. This application is in Environment Agency Flood Zone 3, and is not subject to increased flood risk or flood hazard on the 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

H14-0310-93

Full - Siting of portacabin for office use in connection with Mortgage Broker Business - Approved - 17 May 1993.

H14-1221-98

Full - Siting of kennel block and use of land for keeping dogs (retrospective) - Approved - 01 March 1999.

H14-0071-15

Full - Proposed single-storey rear extension, including raising existing lobby flat roof to match - Approved - 26 March 2015.

CONSULTATION RESPONSES

Member of the public - 1

Requests the installation of three swift bricks to aid biodiversity.

PLANNING CONSIDERATIONS

Principle of development

This application is for residential development on residential land. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the proposal to the side and rear of the dwelling is considered to be appropriate for the site. A small number of trees will be removed to facilitate this proposal. Whilst the footprint of the extension is quite large, by virtue of the design and siting there is not considered

to be a material impact on the character and appearance of the surrounding area. The positioning of the extension 0.3 metres from the western boundary does not materially impact the surrounding area as the use beyond is arable land.

2. The design is in keeping with the existing dwelling and the orientation is considered to be appropriate from the site.

3. Materials of construction are to match the render and tiling of the existing dwelling. This is considered to benefit the final design.

4. Access and vehicle generation levels will not be affected by this proposal which is on existing garden and patio land.

5. The capacity of existing community services and infrastructure is not impacted by this proposal.

6. There is not considered to be a material noise, odour or disturbance impact from the proposed extension by virtue of its siting and residential usage. There is not considered to be a material visual intrusion from the proposal. The sole first floor extension window serves the bedroom and faces directly north. With properties being sited to the east and west this not considered to generate an overlooking aspect as the nearest dwellings are approximately 28 metres to the east and approximately 450 metres to the west. These separation distances are not considered to lead to a material overshadowing or overbearing impact from the proposed two storey extension.

7. This application is in Environment Agency Flood Zone 3, and is not subject to increased flood risk or flood hazard on the 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a need to raise finished floor levels to facilitate a residential extension in this location.

8. Three swift bricks are to be sited in the eastern first floor side elevation of the extension. This is considered to aid biodiversity in the surrounding area.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land

take, to protect best and most versatile soils;

14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;

15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the proposal to the side and rear of the dwelling is considered to be appropriate for the site. A small number of trees will be removed to facilitate this proposal. Whilst the footprint of the extension is quite large, by virtue of the design and siting there is not considered to be a material impact on the character and appearance of the surrounding area. The positioning of the extension 0.3 metres from the western boundary does not materially impact the surrounding area as the use beyond is arable land. A sense of place is not considered to be impacted by this proposal.

5. Cycle and bin storage, as well as car parking is not impacted by this proposal, which is sited on existing garden and patio.

11. There is not considered to be a material noise, odour or disturbance impact from the proposed extension by virtue of it's siting and residential usage. There is not considered to be a material visual intrusion from the proposal. The sole first floor extension window serves the bedroom and faces directly north. With properties being sited to the east and west this not considered to generate an overlooking aspect as the nearest dwelling is approximately 28 metres to the east and approximately 450 metres to the west. These separation distances are not considered to lead to a material overshadowing or overbearing impact from the proposed two storey extension.

12. This application is in Environment Agency Flood Zone 3, and is not subject to increased flood risk or flood hazard on the 2115 South Holland Strategic Flood Risk Mapping. There is not considered to be a need to raise finished floor levels to facilitate a residential extension in this location.

This application accords with SELLP Policy 3.

PLANNING BALANCE

The proposed extension by virtue of it's siting to the side and rear of the dwelling, separation distances to other dwellings, and being designed to match the existing dwelling, is not considered to impact the amenity and character of the surrounding area. This application is considered to accord with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

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.