DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1144-21**	**Applicant:**	**Mr & Mrs D Rouse**
Proposal:	Demolition of former rear extensions and erection of a two storey rear extension.		
Location:	Benner Glenside South Pinchbeck		
Terminal Date:	21st January 2022		

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	1
WARD MEMBER	0	0	0	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application at Benner, Glenside South, Pinchbeck for demolition of former rear extensions and the erection of a two storey rear extension. The proposal seeks to construct an extension from matching materials to those of the existing dwelling, and will contain a wc, cupboard, open plan kitchen / family room and the lounge and kitchen of a self-contained annexe at ground

floor. At first level the annexe element will contain a bedroom and a bathroom. The first floor dwelling extension will contain a bedroom, en-suite and two large wardrobes. With the existing dwelling at ground floor level the pantry will become a utility room, with an existing window replaced by a door. This element of works is permitted development. In the dwelling at first floor level, on the east facing side elevation a window will serve a new staircase. On the west facing side elevation an obscure glazed window will serve a bathroom.

SITE DESCRIPTION

The dwelling is located outside of defined settlement limits. The surrounding area is predominately rural and characterised by linear development of varying ages and design. The site is located in Environment Agency Flood Zone 3, and is in a "Danger for Most" hazard area with a maximum predicted flood depth of 0.5 metres toward the rear of the dwelling.

HISTORY

H14-1147-20

Outline - Proposed replacement dwelling - Application withdrawn - 25 May 2021.

CONSULTATION RESPONSES

Pinchbeck Parish Council

No objection.

Member of the public

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 is considered to be appropriate on site and is not considered to represent overdevelopment given the size of the overall plot and the removal of the existing rear extensions. No trees are required to be removed on site to facilitate this proposal. The development is predominately to the rear of the plot and there is not considered to be a material impact on the character and appearance of the surrounding area as a result.

2. The design and massing of the building along with the orientation is considered to be appropriate

for the site.

3. Materials of construction are to match those of the existing dwelling. This is considered to be appropriate for the site. White UPVC windows are to be replaced with white timber windows. This is considered to improve the overall appearance of the dwelling.

4. Access and vehicle generation levels are unimpacted by this proposal.

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

6. There is not considered to be a noise, odour or disturbance impact from the proposal. Walnut Tree Nursery is located 73 metres to the north-west of the dwelling. Glenside Nurseries is located 235 metres to the west of the proposal, with Minninglow House to the east 365 metres away. There are no new first floor principal elevation windows proposed, and given the separation distances to adjacent buildings, there is not considered to be an overlooking, overbearing or overshadowing impact.

7. The site is located in Environment Agency Flood Zone 3, and is in a "Danger for Most" hazard area with a maximum predicted flood depth of 0.5 metres toward the rear of the dwelling. As the proposal seeks an extension to the existing dwelling and the annexe has a refuge at first floor level, there is not considered to be a need to raise finished floor levels to address flood risk. The sequential test need not be applied for householder development.

8. Whilst the property is old, it is not listed or subject to a conservation order. The Conservation Officer has not commented on this application which seeks to retain and enhance the existing building.

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 is considered to be appropriate on site and is not considered to represent overdevelopment given the size of the overall plot and the removal of the existing rear extensions. The development is predominately to the rear of the plot and there is not considered to be a material impact on the character and appearance of the surrounding area as a result. Given that the proposed extension seeks to be sympathetic in design to the existing dwelling there is not considered to be an impact on a sense of place.

5. Refuse and cycle storage is unimpacted by this proposal. The proposed extension will sit upon the existing footprint of the current single storey rear extensions so there is not considered to be an impact on the layout of car parking nor the number of parking spaces.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. Walnut Tree Nursery is located 73 metres to the north-west of the dwelling. Glenside Nurseries is located 235 metres to the west of the proposal, with Minninglow House to the east 365 metres away. There are no new first floor principal elevation windows proposed, and given the separation distances to adjacent buildings, there is not considered to be an overlooking, overbearing or overshadowing impact.

12. The site is located in Environment Agency Flood Zone 3, and is in a "Danger for Most" hazard area with a maximum predicted flood depth of 0.5 metres toward the rear of the dwelling. As the proposal seeks an extension to the existing dwelling and the annexe has a refuge at first floor level, there is not considered to be a need to raise finished floor levels to address flood risk. The sequential test need not be applied for householder development.

15. Whilst the property is old, it is not listed or subject to a conservation order. The Conservation Officer has not commented on this application which seeks to retain and enhance the existing building.

This applications accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that the proposed extension is in keeping with the built character of the dwelling and surrounding area by virtue of using matching materials and bringing forward a design that is in keeping with the existing dwelling at the frontage of the site. No material impact on residential amenity is anticipated. 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.