DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H14-1151-21**	**Applicant:**	**Mr & Mrs Crawford**
Proposal:	Change of use of land from agricultural to domestic and single storey extension to host dwelling		
Location:	Marlow House Fengate Road West Pinchbeck		
Terminal Date:	15th March 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

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	0	1	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application at Marlow House, Fengate Road, West Pinchbeck for the change

of use of land from agricultural to domestic and a single storey extension to the host dwelling. The proposed extension seeks to provide a lobby, changing room, plant room, sauna, gym, seating area and a swimming pool. The extension will measure 21.085 metres in maximum depth, and have a maximum width of 14.315 metres. The flat roof extension will measure 3.47 metres in height, with the roof lantern a maximum of 4.47 metres in height. The walls of the extension will be Masonry cavity wall construction finished externally via render. The exact render colour and flat roof materials will be addressed by condition. An area of agricultural land immediately to the west of the extension measuring 8.051 metres in width by 15.673 metres in depth is proposed for residential use. An additional area of agricultural land close to the western boundary is also proposed for residential use and measures 12 metres wide and 12 metres in depth. These two areas measure 270.18 square metres in total. The area of the land given for the extension is 300.28 square metres. In total the area of land for proposed residential use is 570.18 square metres.

SITE DESCRIPTION

The site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and designs. The site is in Environment Agency Flood Zone 3, with a "Danger for Most" hazard classification and a maximum predicted depth of 500mm on the 2115 South Holland Strategic Flood Risk Mapping. As the extension is connected to the main dwelling there is not a requirement to raise finished floor levels to addressed flood risk.

RELEVANT HISTORY

H14-0895-90

Full - Erection of detached house and garage - Approved - 31 October 1990.

H14-0201-02

Full - Proposed house & garage - Approved - 09 May 2002.

H14-0129-20

Full - Proposed single storey side extension - Approved - 07 April 2020.

H14-0695-20

Full - Proposed Two Storey Side Extension - Approved - 19 October 2020.

CONSULTATION RESPONSES

Welland & Deepings Internal Drainage Board

No objections.

Member of the public - 1 - support

"If this application needs to be amended then we fully support this amendment. It is fantastic watching this road being allowed to grow."

PLANNING CONSIDERATIONS

Principle of development

An area of agricultural land immediately to the west of the extension measuring 8.051 metres in width by 15.673 metres in depth is proposed for residential use. An additional area of agricultural land close to the western boundary is also proposed for residential use and measures 12 metres wide and 12 metres in depth. These two areas measure 270.18 square metres in total. The area of the land given for the extension is 300.28 square metres. In total the area of land for proposed residential use is 570.18 square metres. The area of agricultural land to the rear is 4237 square metres. This proposed area for residential use represents 13.4% of the overall agricultural land being subject to a change of use. This scale of use is not considered to represent a material loss of agricultural land and will not impact the appearance of the surrounding area.

Assessment against SELLP Policy 2 - Development Management

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

1. The size, scale and layout of the proposal is considered to be appropriate for the site by virtue of the siting, and the scale being subservient to that of the existing dwelling. A few small trees and shrubberies marking the agricultural land boundary will be removed to facilitate the proposal. The character and appearance of the area as well as the neighbouring land uses will not not be impacted by this proposal.

2. The design is subservient to the main dwelling and being to the rear of the dwelling will not materially impact the site.

3. The proposed render and flat roofing material would be addressed by condition.

4. The access and vehicle generation levels are not expected to be impacted by this proposal. The site can provide off road parking for over three vehicles which is the minimum amount requested for dwellings with three bedrooms or greater under Appendix 6 of the SELLP.

5. There is not considered to be an impact on existing community services and infrastructure from the proposal.

6. There is not considered to be a noise, odour or disturbance impact from the proposal. With regard to visual intrusion the single storey extension to the rear is a considerable distance from neighbouring properties, and would not generate an overlooking, overshadowing or overdevelopment impact by virtue of the siting and design.

7. The site is in Environment Agency Flood Zone 3, with a "Danger for Most" hazard classification and a maximum predicted depth of 500mm on the 2115 South Holland Strategic Flood Risk Mapping. As the extension is connected to the main dwelling there is not a requirement to raise finished floor levels to addressed flood risk.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

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

1. There is not considered to be an impact on a sense of place from the proposal, which is modest in scale to the plot size and at least 30 metres from the nearest dwelling. The size, scale and layout of the proposal is considered to be appropriate for the site by virtue of the siting, and the scale being subservient to that of the existing dwelling. A few small trees and shrubberies marking the agricultural land boundary will be removed to facilitate the proposal. The character and appearance of the area as well as the neighbouring land uses will not not be impacted by this proposal.

5. Adequate space remains on site for bin and cycle storage. The site can provide off road parking for over three vehicles which is the minimum amount requested for dwellings with three bedrooms or greater under Appendix 6 of the SELLP.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. With regard to visual intrusion the single storey extension to the rear is a considerable distance from neighbouring properties, and would not generate an overlooking, overshadowing or overdevelopment impact by virtue of the siting and design.

12. The site is in Environment Agency Flood Zone 3, with a "Danger for Most" hazard classification and a maximum predicted depth of 500mm on the 2115 South Holland Strategic Flood Risk Mapping. As the extension is connected to the main dwelling there is not a requirement to raise finished floor levels to addressed flood risk.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that the proposed extension and change of agricultural land can be accommodated without impacting the character and amenity of the surrounding area. A condition will be put on the application to provide details of exact materials of construction, with an additional condition to ensure that the proposed sauna, gym and swimming pool are for private use only. 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.