DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-0290-23**	**Applicant:**	**Stonehaven Care Home**
Proposal:	Extensions to Care Home to form Office, Laundry and Storage Areas		
Location:	Stonehaven Rest Home 117 Main Road Quadring		
Terminal Date:	22nd May 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 12 - Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application seeking permission for single storey extensions to the front and side of the existing care home building. The side extension would create a laundry room, store, freezer and chill store and would measure 10.4 metres (depth) x between 3.5 and 4.5 metres (width), standing at 3.3 metres in height. The rear extension would create a store and an office and would measure 4.6 metres (depth) x 10 metres (width), standing at 3.2 metres in height. The walls of the extensions would have a rendered finish with face brickwork detailing, sitting under a fibreglass resin roof with white upvc doors/windows.

SITE DESCRIPTION

The application site is located on Main Road within the Quadring settlement boundary. It comprises a large two storey red brick built care home building. To the front of the site are gravelled/tarmacked areas for parking. The front of the site is enclosed by gates and a low level hedge. Fencing and a high hedge form the north-west and south-east boundaries. The immediate street comprises primarily residential dwellings of varying designs and sizes. To the rear of the site is a large block of greenhouses.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

No representations received.

PLANNING CONSIDERATIONS

Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations. Likewise, Policy 2 of the SELLP states that 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.

The proposed rear extension would not be visible from the public realm given its location to the rear of the site and the fact it would be blocked by the existing building. As such no impact would result on the street scene.

With regards to the side extension, this would be visible from Main Road given its prominent location. However, given its modest side projection (3.5 metres) and setback from the front boundary it would not appear overly prominent in the street scene. As such the proposal is acceptable in terms of scale, mass and bulk and is not considered to significantly or unacceptably change the overall appearance of the existing building/site. The proposed use of render is considered acceptable as it would avoid a mismatch of old and new bricks.

As such the proposed development would comply with the aforementioned policies on design, layout and impact upon the character of the local area.

Impacts upon Residential Amenity

Paragraph 130 of National Planning Policy Framework (2021) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed side extension would be located approximately 16.8 metres from the north-west boundary. Given its single storey nature and modest height, this separation distance is considered sufficient as to not result any overbearing impact or unacceptable overshading on the dwelling approved on the land immediately adjacent to the north-west boundary.

With regards to the neighbour to the south-east the proposed side extension would not be visible to this neighbour as it would be blocked by the existing two storey building.

The rear extension would not impact any residential neighbours given its location adjacent to the glasshouses.

As such the proposal would accord with Paragraph 130 of National Planning Policy Framework (2021) and Policies 2 and 3 of South East Lincolnshire Local Plan (2019).

Parking

The proposed extensions would not impact the car parking for the site nor would it increase the parking requirement for the site. As such the scheme is considered to comply with the current parking standards.

Planning Balance

The proposal will not materially harm the character or appearance of the locality, the amenity of nearby residents or result in parking issues. The planning balance is therefore considered to be in favour of the proposal.

CONCLUSION

In light of the considerations above, the proposal is considered to be in accordance with Policies 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2021).

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.

RECOMMENDATION

The application can be approved under delegated powers.