DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H15-1086-21**	**Applicant:**	**Mr & Mrs S Searson**
Proposal:	Demolition of conservatory & utility & erection of new entrance consisting of vestibule, wc & utility, orangery to create a kitchen & replacement of all windows & some doors and replace farmhouse roof tiles including alterations		
Location:	Red Roof Farm House 52 Water Gate Quadring		
Terminal Date:	15th December 2021		

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 householder application seeking permission for the proposed demolition of conservatory and utility and erection of (a) new Entrance consisting of Vestibule, WC & Utility (b) Orangery to create a Kitchen and (c) replacement of all windows and some doors, as well as replacing Farmhouse roof tiles to the property at Red Roof Farm House, 52 Water Gate, Quadring.

Site Description

The site is situated within the settlement boundary of Quadring, according to the South East Lincolnshire Local Plan, 2019. The site accommodates a dwelling which has also been extended through an agricultural/barn conversion. The dwelling has a long driveway situated to the side of the property which leads to a large driveway/courtyard to the north of the dwelling. This is screened by high hedges to the east and north of the site. On the site there are also a variety of outbuildings to the north west which are associated with the host dwelling. The grassed rear garden is situated to the south of the dwelling, which is visible from the main road and entrance. There are a variety of detached dwellings within the vicinity along Water Gate.

History

No relevant planning history.

Consultation Responses

No consultation responses received.

Planning Considerations

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 extensions include an extension to the front of the dwelling, which will replace the existing utility, W/C and lobby and project by a maximum of 5m from the front elevation. It would be the same width as existing. To the rear of the property, the conservatory will be demolished and the kitchen extended from the side elevation by approx. 5.2m. It would project no further out than the existing rear wall. Having regard to the existing dimensions of the house, the proposed extensions to the property are acceptable in terms of scale, mass and bulk.

The proposed external materials are a combination of render and brickwork, which is in keeping with existing. Clay pantiles will be used above the new entrance and to the eastern section of the dwelling. New white upvc windows and doors are proposed to match those existing. The pitched roof to the new entrance vestibule with will compliment the existing roof structure. The new rear extension will have a flat roof but will not adversely impact on the overall character of the surrounding area given that it is set back from the road. Overall, the development will appear well blended with the fabric of the house and visual amenity will not be undermined.

Internally, the purpose of the development is to gain further internal floor space for enlarging and creating new rooms inside the house. This includes an additional bedroom at ground floor to the western section of the dwelling, with an en-suite and a walk in wardrobe. The front entrance will be rearranged to create an additional downstairs w/c, vestibule and a utility room, as well as a new fireplace and log storage in the sitting room. The existing kitchen will double in size from the creation of the extension and the existing dining room will be converted to a study with another downstairs w/c and library to the east wing of the dwelling. To the first floor, there will be less transformation and the existing three bedrooms will stay the same apart from the existing bathroom to be boarded up to create a family bathroom instead of an en-suite.

Overall, the proposals will ensure good living conditions for the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed development is deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of layout, design, size and scale.

Impact 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 closest property is approx. 35m to the south and therefore it is not considered that there will be a material overlooking, overbearing or overshadowing impact by virtue of the development.

Taking the above into account, the proposed extensions are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2021 in terms of residential amenity.

Parking Provision

In connection with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum requirements for car parking provision. 3 no. car spaces must be provided within the curtilage for dwellings with more than 3 no. bedrooms. The drive to the front is clearly sufficient to accommodate these cars and enter and egress in a safe and forward manner.

Therefore, the proposals will ensure appropriate car parking provision and comply with Appendix 6 of SELLP 2019.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed development will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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.

Conclusion

The recommendation is for a delegated approval.