DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0351-19**	**Applicant:**	**Trojanwood**
Proposal:	Proposed alterations to external appearance of existing building, extension to existing building, alterations to yard and change of use over culverted I.D.B. drain		
Location:	Trojanwood Bourne Road Spalding		
Terminal Date:	21st July 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019	
01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
07	Improving South East Lincolnshire's Employment Land Portfolio

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	2
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for proposed alterations to external appearance of existing building, extension to existing building, alterations to yard and change of use over culverted I.D.B. drain at Trojanwood, Bourne Road, Spalding.

Trojanwood is a family owned business and produces a wide range of bespoke timber products. The external alterations would consist of cladding over the front elevation with new masonry and partially with horizontal open jointed timber cladding. The purpose of the intended extension is to provide much needed storage space for the business. The additional space created after culverting the IDB drain would be used for car parking and low amount of wood waste.

Site Description

The site area is predominantly characterised by residential development with the presence of a few light industry/commercial sites. The street layout is ribbon development along both sides of Bourne Road which is a long road that serves access to Spalding from the west.

The site is within a defined residential frontage on the southern side of the road. The site amounts approximately 0.26 hectares. An IDB owned drain runs along the eastern boundary and flows below Branton's Bridge on Bourne Road. This watercourse has been culverted following Welland and Deepings IDB consent.

Agricultural land is adjacent to southern boundary. There is one bungalow adjacent on each side of the premises. A 2 metre high timber close board fence is along the eastern boundary. A 3 metre high mature conifer hedge is along the western boundary with No. 259. No treatment on the rear boundary.

History

None.

Consultation Responses

Cllr A M Newton

-Separation distance of the extension with the western boundary
-Impact upon adjacent residents to west in terms of loss of sunlight
-Past event of toxic fumes affecting/entering the adjacent property

Residents

One public representation has been received raising the following issues:

-Overbearing impact of the extension roof slope
-The proposed extension would entail further fuel burning and consequently higher likelihood of experiencing toxic fumes entering to their property as registered in the past.

SHDC Environmental Heath Officer

No current complaints regarding odour from the wood burner. Should we receive complaints in future there is provision under the Environmental Protection Act to investigate and take action should a statutory nuisance be determined.

The applicant

In response to the resident objection, it has been stressed in a letter that the proposed development is to gain space for wrapping and storage of goods. There is no intention to move any of the machining equipment.

Environment Agency

The proposal should be subject to Standing Advice Matrix of South East Lincolnshire Strategic Flood Risk Assessment. No conditions should be imposed given the type of development and flood risk area. It is recommended to consult IDB as to the culverted drain.

Welland and Deeping IDB

It is recommended that the levels over the pipeline may well have to be raised to achieve the desired height needed to preserve the integrity of the pipeline. Moreover, the applicant should submit an application to the Board regarding the discharge of surface water in advance of the works.

Planning Considerations

Principle of development

Policy 7 of the South East Lincolnshire Local Plan (2019) relates to employment land and employment proposals. It is stated that "new employment development/businesses or the extension of an existing business outside the above allocated employment sites will be supported provided that the proposal involves the re-use of previously-developed land or the conversion/re-use of redundant buildings". The application site is not listed within the policy but is previously development land and the extension would be within the curtilage of the existing site. Therefore, the principle of development for the proposal is acceptable.

Layout and design

The floor plans show that the purpose of the main extension is to provide additional floor space for storage and product finishing. The proposed development would also entail alterations to the site layout. The grass area to the front would be hard surfaced for vehicle manoeuvring area. One soakaway would be installed near the western boundary serving the surface run off from the front yard and overflow would be disposed to the drain along the rear boundary. The land over the existing culverted drain on the eastern part of the site would be used for car parking and pellet storage. The layout of the development is considered to be acceptable given the use of the building and the site features such as the separation with the boundaries and watercourses adjacent/within the site.

The main proposed extension would protrude approximately 12.26 metres from the western elevation of the building. It would extend nearly 24 metres from the front elevation to the rear. It would be 5 metres high to the apex and the eaves would be 3.40 metres high. Having regard to the dimensions of the building, it is concluded that the development would be subservient to the existing premises in terms of scale, mass and bulk.

Merlin Grey metal cladding would be used on the external walls and roof of the proposed extension. Most of the front elevation would be covered with timber cladding. One timber parapet with horizontal posts would be raised on one of the roof valleys to conceal extract flue on top of the building. The facing brickwork on the eastern elevation will be coated with identical metal cladding although the lean-to extensions will have timber cladding. The material schedule for the extension and the remainder of the building would enhance the current appearance of the building without any detrimental impact upon the character of the local area.

Impact upon residential amenity

One representation has been raised objecting to the proposal in terms of the potential overbearing effect of the extension. There is sufficient separation between the extension and the western boundary. A 3 metre high mature conifer hedge is along that boundary. Having also regard to the height of both pitch and eaves, it is concluded that any overbearing effect would not be of such significance to create any harm upon the residents, especially those of the nearest property No. 259.

An issue of smell and disturbance has been also pointed out in the resident representation. It has been said that the extension would increase the likelihood of toxic fumes due to the wood burning within the premises. After SHDC Environmental Health Officer has carried out a site inspection, and

also in accordance with the plans submitted, it is confirmed that the proposed development is not relating to wood burning. Therefore, no additional fumes would be caused and the amenity standards of the adjacent residents would not be harmed in this respect.

Drainage

The hard surfaced area to the front of the site and any implications with both the culverted drain across the eastern part of the site as well as the rear drain constitute a material consideration.

The proposed works include the surface water runoff from the yard to be disposed in one new soakaway and overflows conveyed to the rear drain. Welland and Deeping IDB has no objection to this drainage strategy albeit some comments.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 1, 2, 3 and 4 of South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this planning application via delegated powers.

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.