

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0623-19 **Applicant:** Mr & Mrs A Wild

Proposal: Extensions and alterations to house, new garage, stable block, menage and new stores

Location: The Elders 98a Spalding Common Spalding

Terminal Date: 15th August 2019

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 2019

Section 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	2
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application for extensions and alterations to the house, a new garage, stable block, menage and new stores at The Elders, 98a Spalding Common. The proposal seeks to provide a two storey extension to the existing dwelling, which will contain a lounge, dining room and hallway at ground floor level, with three bedrooms, an en-suite and a bathroom above.

The proposed menage will be sited to the south and west of the property and will measure 40 metres by 20 metres. The menage will be bordered by a post and rail fence with a mixed hedge of hawthorn, beech and blackthorn beyond. The proposed stables would be of timber construction, located to the north east of the property and would measure 4.5 metres in depth and 16.09 in width. The stables will contain a tack room, three stables and an open fronted stall.

The proposed barn would have barn rooms and would measure 9.37 metres in width and 4.17 metres in depth and will have doors to the front of the building serving each barn. The building will be sited on the footprint of the existing barn to be demolished adjacent the vehicular entrance.

The proposed stores will be 4.8 metres to the west of the barn and will be an inverted L shape. The barn will measure approximately 12 metres in depth and 14 metres in width. The stores will contain 5 rooms all intended for storage purposes.

The proposed garage will be sited to the north of the existing dwelling and will measure approximately 11 metres in width and 7 metres in depth. The building will contain a log store, a double garage and a carport. An internal staircase will be sited in the carport to serve a storage area above that will have three frontage rooflights.

The brick and tile for the house extension, garage and store is to match that of the existing dwelling and would be conditioned as such.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design to the north, east and south, with agricultural fields to the west at the rear of the site.

History

H16-0492-90

Erection of dwelling - Refused - 23 July 1990

H16-1156-90

Erection of dwelling - Refused - 12 December 1990

Consultation Responses

Environmental Health Technician

No objection. Requests a condition preventing the burning of bedding or manure occurring on site.

Environmental Health Technician

Has reviewed the submitted screening assessment form and requests a standard contaminated land condition be applied.

County Highways & SUDS Officer

No objections

Members of the public

One objection

Proposed drainage of menage

Planning Considerations

Menage Drainage Design and layout

The proposed drainage for the site is via soakaway and the SUDS Officer has expressed no surface water drainage concerns for the site.

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing from the dwelling extension or the proposed buildings. The new curtilage buildings will replace a number of dilapidated buildings that detract from the overall built character of the area. Construction of purpose built buildings of brick construction to match the existing dwelling will not only improve the visual amenity of the site but should greatly extend the lifespan of the buildings as well. The menage is located in a spacious location and is not considered to be out of keeping in this semi-rural location.

The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the dwelling or the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance 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, 2019.

A delegated approval is considered to be appropriate.

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.