

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H17-0037-20 **Applicant:** Mr G Howe

Proposal: Extensions to dwelling including annexe, erection of garage and alterations to barn/workshop

Location: 149 Stockhouse Lane Surfleet Spalding

Terminal Date: 16th May 2020

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

National Guidance**National Planning Policy Framework 2019**

Section 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an application for extensions to a dwelling including an annexe, erection of a garage and alterations to a barn / workshop at 149 Stockhouse Lane, Surfleet. The proposal seeks to provide a wrap around L-shaped conservatory from the western side elevation to the rear elevation. The existing conservatory to the rear will be demolished and replaced with a single storey annexe which also contains a water closet and a separate bathroom. The annexe is for use by the applicant's mother. A small single storey front extension will also be provided. Brick and tile will match the existing dwelling.

A proposed detached double garage will be sited to the rear of the annexe, measuring 6.7 metres in depth, 7.3 metres in width and 3.9 metres in height. Brick and tile will match the existing dwelling. Steel shutters will form the garage doors.

The dimensions of the workshop will remain the same but will have four windows down each side and a window adjacent to the east facing elevation entrance shutters. Cladding is to be replaced with brickwork and will be rendered if matching bricks cannot be found. The roof will be tiled or finished with new steel.

All the proposed extensions with the exception of the workshop will have a floor level exactly the same as the present main residence. The rough concrete covering on the drive adjacent to the main residence is to be removed and replaced with pea shingle over rubble as per the rest of the hard standing on the site. A surface water drainage channel is to be added to the opposite side of the drive to expedite the removal of surface water from the vicinity of the main residence.

Site Description

The proposal is outside of defined settlement limits and the surrounding area is predominately rural, characterised by buildings of varying ages and design. The proposed annexe will be located in Environmental Agency Flood Zone 2. The site is in a "Low Hazard" area and subject to a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping.

History

H17-0696-77

Full - Erection of dwelling and garage at Stockhouse Lane - Approved - 26 October 1977

H17-0877-77

Full - Retention of caravan at Stockhouse Lane - Approved - 04 November 1977

H17-1251-79

Full - Continuation of use of land for siting of caravan at The Caravan, Stockhouse Lane - Approved - 04 December 1979

H17-1279-80

Full - Continuation of use of land for siting of caravan at Stockhouse Lane - 23 December 1980

H17-0159-82

Full - Continuation of use of land for siting caravan at Stockhouse Lane - Approved - 26 May 1982

H17-1090-00

Full - Erection of porch - Approved - 09 October 2000

H17-1432-01

Section 73 - Continuation of permission without complying with agricultural habitation clause (Condition 2 of H17/0696/77)

Consultation Responses

LCC - County Highways & SUDS Officer

No objections

Welland & Deepings Internal Drainage Board

If the applicant considers surface water discharge into a watercourse then they will have to apply to permission from the board.

Planning Considerations

Principle of development

The proposal seeks extensions on land in residential use and would not lead to a cramped, incongruous development.

Impact of annexe

There is not considered to be a material impact from the proposed annexe. The annexe will be constructed from materials to match the existing dwelling and is subservient in scale to the main dwelling. The annexe is to provide accommodation for the applicant's mother. A condition will be added to the decision notice to prevent sale, lease or rental as an independent living unit.

Conservatory, front extension, garage and workshop

There is not considered to be any impact on amenity or the character of the surrounding area from the proposed conservatory. The nearest proposed to the west is 147 Stockhouse Lane, which is 60 metres away. There is not considered to be an overlooking aspect from the conservatory.

The proposed front extension projects two metres from the integral garage opening on the front elevation. The garage is to be converted to form a habitable room with a new south facing window installed on the front elevation. There is not considered to a material impact on the character of the principal elevation from the proposed extension.

The proposed detached garage will be sited approximately 1.6 metres to the rear of the proposed annexe. There will not be a loss of light to the annexe as there are no windows in the rear elevation. The carport that the garage is to replace has already been removed from site. The materials of construction will match that of the existing dwelling and being sited to the rear would mean that is not visually prominent from the adjacent highway.

Save for four new windows on each side elevation, the works undertaken to the workshop will be largely to modify the external materials of construction. The materials proposed are dependent on their availability at the time of commencement of construction, therefore, a materials condition regarding the proposed workshop will be added to the decision notice.

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout of the works 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, 3 and 4 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.