DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-0175-23**	**Applicant:**	**Mr & Mrs K Ingram**
Proposal:	Bedroom extension to existing annexe		
Location:	Dovedale House Cheal Road Gosberton		
Terminal Date:	26th April 2023		

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 2021

12 - Achieving well-designed places.

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application at Dovedale House, Cheal Road, Gosberton for a bedroom extension to an existing annexe. The proposal seeks to provide an additional bedroom in a single storey side extension projecting 3.2 metres in a northerly direction. The extended annexe would be sited 1.7 metres from Cheal Road at the nearest point and 3 metres at the furthest point. The design

is subservient in height to the existing annexe and dwelling on site. The extension would be constructed from matching brick and tile to the annexe. There would be two bedrooms in the annexe as a result of the proposal. A narrow 0.48 metre wide window will be sited in the northern elevation with a standard size 1.2 metres wide in the eastern elevation.

SITE DESCRIPTION

The site is outside of defined settlement limits and the surrounding area is predominately rural, characterised by non-nucleated linear development of varying ages and designs. The nearest dwellings are Gotobed 95 metres away to the west, Barrowpier Hall 114 metres away to the south, and Ramara 101 metres away to the east. There no dwellings in the vicinity of the building to the north. There is a 1.8 metre high timber fence to the eastern boundary, 1.8 metre high fence to the northern boundary, a gravelled driveway beyond a 1 metre high fence to the west and another 1 metre high fence to the southern boundary adjacent to a private drain.

The site is in Environment Agency Flood Zone 3, and is in a "Low Hazard" area, with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. Whilst the proposal is for a habitable room, there is not a requirement to raise finished floor levels as the proposal seeks to extend an existing residential building at the address.

RELEVANT HISTORY

H17-0663-91

Outline - Demolish existing cottage and erect new house and garage - Approved - 31 October 1991.

H17-1120-91

Reserved Matters - House with garage to replace existing - Approved - 14 January 1992.

H17-1584-07

Full - Proposed ground floor extension - Approved - 21 January 2008.

H17-0079-22

Full - First floor extension to annexe - Approved - 29 March 2022.

CONSULTATION RESPONSES

Welland & Deepings Internal Drainage Board

"Should planning permission be granted, an application for a relaxation of the Board's 9m byelaw distance would need to be submitted in advance of works commencing on site. These are currently free of charge to submit."

Surfleet Parish Council

Support

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land. The principle of development in the location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

When assessed against the relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area is not impacted by the existing development.

2. The proposed design is subservient to the main dwelling and the orientation is appropriate for the character and amenity of the area.

3. The proposed materials of construction are to match the existing annexe and will be conditioned as such.

4. The existing access is not being altered and there is adequate off road space on site for in excess of three vehicles which is the minimum requested under Appendix 6 of the SELLP.

5. The capacity of existing community services and infrastructure is not impacted by the proposal.

6. There is not considered to be a noise, odour, disturbance or visual intrusion impact from the proposed annexe use and first floor extension. The nearest dwellings are Gotobed 95 metres away to the west, Barrowpier Hall 114 metres away to the south, and Ramara 101 metres away to the east. There no dwellings in the vicinity of the building to the north.

7. The site is in Environment Agency Flood Zone 3, and is in a "Low Hazard" area, with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. Whilst the proposal is for a habitable room, there is not a requirement to raise finished floor levels as the proposal seeks to extend an existing residential building at the address.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

When assessed against the relevant criteria the following can be observed:

1. A sense of place is not considered to be impacted by the proposal. The size, scale and layout is considered to be appropriate for the site. No trees will be removed to facilitate this proposal. The character and appearance of the area is not impacted by the existing development.

5. There is ample space on site for cycle and bin storage. The existing access is not being altered and there is adequate off road space on site for in excess of three vehicles which is the minimum requested under Appendix 6 of the SELLP.

11. There is not considered to be a noise, odour, disturbance or visual intrusion impact from the proposed annexe use and first floor extension. The nearest dwellings are Gotobed 95 metres away to the west, Barrowpier Hall 114 metres away to the south, and Ramara 101 metres away to the east. There no dwellings in the vicinity of the building to the north.

12. The site is in Environment Agency Flood Zone 3, and is in a "Low Hazard" area, with a maximum predicted flood depth of 0.25 metres on the 2115 South Holland Strategic Flood Risk Mapping. Whilst the proposal is for a habitable room, there is not a requirement to raise finished floor levels as the proposal seeks to extend an existing residential building at the address.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that the proposed annexe use will not materially impact the character and amenity of the surrounding area. This is because the annexe is subservient in scale and height to the host dwelling and is a significant distance from other properties in the vicinity. A condition will be added to the decision notice preventing sale, lease or rental as an independent living unit. This application is considered to accord 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, 2021.

CONCLUSION

This application is recommended for approval.

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.