DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H17-1067-22**	**Applicant:**	**Mr G Howe**
Proposal:	Extensions to dwelling including annexe, erection of garage and alterations to barn/workshop - approved under H17-0037-20. Modification of Condition 2 to allow amendments to previously approved plans		
Location:	Rowan House 149 Stockhouse Lane Surfleet		
Terminal Date:	28th December 2022		

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 Section 73 Modification 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 converting the existing garage to a habitable room. 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. A steel roller shutter will form the garage door.

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. The proposed roof will be dark brown corrugated steel to match the main residence as closely as possible. The end cladding is to be replaced with dark brown corrugated steel. Side cladding is to be replaced with concrete blockwork to match the lower blockwork. Materials of construction for the workshop were approved under application reference H17-0211-22.

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.

Previous permission was granted for a similar development on site under reference H17-0037-20. The annexe now extends beyond the eastern side elevation wall, the position of the front door is slightly altered, and the orientation of the detached garage has been altered to aid manoeuvrability. Minor alterations have also been made to the location and dimensions of ground floor windows.

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. The finished floor level of the annexe will not be at the same height as the existing dwelling. This is considered to be acceptable in this location with regard to potential flood risk.

RELEVANT 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)

H17-0037-20

Full - Extensions to dwelling including annexe, erection of garage and alterations to barn/workshop - Approved - 05 May 2020.

H17-0211-22

Condition Compliance - Details of external materials of construction for workshop (Condition 4 of H17-0037-20) - Approved - 14 April 2022.

CONSULTATION RESPONSES

Welland & Deepings Internal Drainage Board

"I note from the amended Flood Risk Assessment that surface water disposal is proposed to discharge into a private dyke. I reiterate my original comments dated 20th February 2020 made under application H17-0037-20 that a sustainable approach to dealing with surface water run-off should be explored as a first option."

Surfleet Parish Council

Support

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on the same parcel of residential land. The principle of development is acceptable in this location.

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 not significantly larger or different in design than that previously approved under H17-0037-20. No trees will be removed to facilitate this proposal. There is not considered to be a material impact on the character and appearance of the area due to the works being sited to the side and rear of the dwelling.

2. The design and orientation is considered to be appropriate for the site.

3. Materials of construction remain as previously approved. Brick and tile will match the existing dwelling. With regard to the workshop, 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.

4. The existing access is not being altered and there is not considered to be a material increase in traffic as a result of the proposal.

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

6. Due to the rural location and the works solely being single storey in nature, there is not considered to be an noise, odour, disturbance or visual intrusion impact from the extensions and curtilage buildings.

7. 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. The finished floor level of the annexe will not be at the same height as the existing dwelling. This is considered to be acceptable in this location with regard

to potential flood risk. 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 and discharged into the private dyke just beyond the workshop. Foul water details have not been provided but will presumably be addressed by the existing provision serving the dwelling.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

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

1. The size, scale and layout is not significantly larger or different in design than that previously approved under H17-0037-20. No trees will be removed to facilitate this proposal. There is not considered to be a material impact on the character and appearance of the area due to the works being sited to the side and rear of the dwelling. A sense of place is not considered to be impacted by the additions to the site.

5. Ample space for bin and bicycle storage still remains. The existing access is not being altered and there is not considered to be a material increase in traffic as a result of the proposal.

11. Due to the rural location and the works solely being single storey in nature, there is not considered to be an noise, odour, disturbance or visual intrusion impact from the extensions and curtilage buildings.

12. 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. The finished floor level of the annexe will not be at the same height as the existing dwelling. This is considered to be acceptable in this location with regard to potential flood risk. 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 and discharged into the private dyke just beyond the workshop. Foul water details have not been provided but will presumably be addressed by the existing provision serving the dwelling.

This application accords with SELLP Policy 3.

PLANNING BALANCE

The alterations do not significantly differ from the plans previously approved. The design and location is such that there not considered to be a material impact on the character and amenity of the surrounding area. This application therefore accords 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, 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.