

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0965-20 **Applicant:** Mr & Mrs C Fear
Proposal: Two Storey Extension to House
Location: Hollytree Farm Hall Gate Road Sutton St Edmund
Terminal Date: 23rd December 2020

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

Paragraph 127 of Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for two storey extension to the property at Hollytree Farm, Hall Gate Road, Sutton St Edmund, Spalding.

Site Description

The site is approximately 770 metres to the south-west of the built-up area of Sutton St Edmund. The location is purely countryside where flat agricultural land and drains characterises the landscape. The site is part of a small cluster of residential properties. A vast extension of agricultural land and drains surround this group of plots. The nearest cluster is roughly 205 metres to the north of the application site.

Hollytree Farm was a C19 farmstead. The dwellinghouse is oriented south. There is a barn to the south of the house which is currently awaiting permission for residential conversion (H19-0692-20). There is a pond at the western part of the curtilage. A high mature hedge is onto the eastern boundary which obscures views from the road to the site.

History

H19-0652-17 - Conversion of agricultural storage building into dwelling - Approved

H19-1079-18 - Details of Ecology Report and Contamination Report (Conditions 9 and 11 of H19-0652-17) - Approved

H19-0692-20 - Conversion of existing agricultural barn to a single dwelling - Undecided

Consultation Responses

North Level District IDB

No comments.

Planning Considerations

Principle of development

The site lies on the countryside as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of developing a house extension and alterations that are incidental to the enjoyment of a dwelling house is acceptable.

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The key material considerations are addressed below.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of SELLP, 2019 goes on to say that considerations shall be met about size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. In this regard, Policy 3 of the SELLP states that 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.

The proposed two-storey extension will protrude 4.95 metres from the western side wall. The depth will be as much as the gable wall. Its apex height will be 7.50 metres which is 20 centimetres below the ridgeline of the house. The porch at the rear elevation will be marginally widened. Having also regard to the dimensions of the house, it is concluded that the proposals will be subservient to the host property in terms of scale, mass and bulk.

A gable pitched roof will be formed tantamount to the existing roof of the dwellinghouse. Stone lintels and sills as well as brick detailing off the fascia will be replicated in the extension matching

the existing features of the house fabric. All elevations of the proposed extension will be facing brickwork. Render will be applied on the southern (front) and eastern (side) elevation of the original house. Despite the new material of render, the proposed design and layout of the proposals will be still congruous with the original fabric of the house.

Internally, the proposed development will gain further floorspace for a new kitchen on the ground floor level and one ensuite master bedroom on the first-floor level. The existing kitchen will be replaced for a study room. The purpose of the development will meet the householder living needs and in keeping with the residential use of the building.

In summary, the form of development will be appropriate in terms of scale and height. The degree of detailing will enhance the design standards of the development. The external appearance will be altered substantially by the addition of render albeit sympathetically. The purpose of the proposal will meet the increasing needs of current householders in line with the residential use of the building. Therefore, this application complies with the aforementioned policies.

Residential amenity

The barn to the south of the dwellinghouse is awaiting permission for conversion into single dwelling. Should permission be granted, no significant overlooking effect will occur between the front windows of the extension and those in the new dwelling. The separation distances will be in the region of 15 metres and there will be no first-floor windows other than roof lights for non-habitable loft space.

In summary, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

The additional bedroom proposed would increase the total number of bedrooms from 3 to 4. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage. The drive area is visibly spacious to accommodate three cars.

In summary, the development proposals provide acceptable car parking standards and on balance comply with Appendix 6 of SELLP, 2019.

Planning Balance

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

The proposed two storey extension does not materially harm the character or appearance of the locality or amenity of nearby residents and provides adequate parking.

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and Paragraph 127 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly 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.