

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-1027-19 **Applicant:** Mr & Mrs P Smitheringale

Proposal: Extension and alterations

Location: The Moorings Commons Road Throckenholt

Terminal Date: 12th December 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. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for extension and alterations to the property The Moorings at Commons Road, Throckenholt, Spalding.

The proposed extension would protrude from both the rear elevation and northern side elevation. Most of the alterations would be necessary to merge the development with the house for structural and functional purposes. Other alteration would be partial demolition of existing raised pond and erection of low brick wall near the steps leading to the rear of the site.

Site Description

The site is detached from any existing development, with the nearest cluster of properties being approximately 240 metres to the north, which partially constitutes the built-up area of Throckenholt. Both the New South Eau and Common Bank run roughly 160 metres to the south.

The site has a triangular shape with Littleworth Drove to the north and Common Road to the east/south-east. It is spacious and accommodates the house, a set of concrete-made agricultural buildings for storage, a swimming pool to the extreme rear and one pond off the front boundary.

The site topography is varied. The dwelling is a large bungalow. There is a patio with a raised pond on it to the rear of the house.

History

H19-0077-82 - Use of land for seasonal caravan site (1st April-31st October annually) including toilet block on Land adjacent to Moorside - Approved

H19-0988-02 - Single storey extension to form 'granny annex' replacing flat roof area with pitched roof - Approved

Consultation Responses

County Historic Environment Officer

No archaeological impact.

North Level District IDB

No comment.

Planning Considerations

The site is outside of the settlement boundaries of Throckenholt as set out in the South East Lincolnshire Local Plan (SELLP), 2019. However, there is no objection to the principle of an extension subservient to the main dwelling. The key policy issues therefore relate to the material considerations mentioned below.

Layout and design

The proposed extension would protrude approximately 7.35 metres from the main rear wall of the house and 3.15 metres from the northern side elevation. The right height would roughly measure 4.75 metres and the eaves would be as much as the existing house. Having regard to the dimensions of the existing house, it is considered that the extension would be subservient to the host property in terms of scale, mass and bulk.

Internally, the aim of the development is to create a family room accessed from the kitchen. The rear wall of the kitchen will be removed and a steel beam would be placed over this part of the building to create an access between both rooms.

The extension would have a gable roof which would not totally merge with the house roof. It appears to be somewhat at odds with the existing roof layout although structural reasons might outweigh any visual consideration in this respect.

There would be fenestration on all external walls, with the exception of the northern elevation. Bifold

doors on the southern elevation, gable windows facing the west and French doors to the east. In doing so, the enjoyment of sunlight for the house occupiers would be significantly maximised.

The external materials would match those existing in the house. Thus, the materials of development would be heavily integrated to the host property and the visual amenity would not result adversely affected.

Impact upon the character of the local area

There is a lawn running along the northern side elevation of the bungalow extending from front to the rear. There is arable land immediately extending beyond the boundary in that direction. Low planting is the only boundary treatment. The projection of the proposed extension to the north is fairly considerable. However, the scale and height is subservient and therefore the development would not substantially harm the rural setting and open views to the north.

Residential amenity

Given the aforementioned location of the site, there is no other residential property adjacent to the site. Therefore, the development would not create any harm on this basis.

Conclusion

Taking into account the considerations above, the proposal is in accordance with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019 and Section 12 of National Planning Policy Framework (NPPF), 2019. It is accordingly recommended to approve this 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.