DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H22-0314-21**	**Applicant:**	**K Milsom**
Proposal:	Proposed extension & alterations, new garage & workshop and demolition of existing outbuildings		
Location:	Poplar Farm Fengate Drove Weston		
Terminal Date:	24th May 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework 2019

Section 12- Acheiving 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder application seeking permission for a proposed extension and alterations, with the demolition of the existing outbuildings to form a new garage and workshop at the property at Poplar Farm, Fengate Drove, Weston.

Site Description

The site is situated in the countryside according to the South East Lincolnshire Local Plan, 2019. The detached property is surrounded by open fields, with the closest settlement being Weston Hills to the west which is approx. 750m from the property.

The property has a 1.8m high bricked wall, mature hedging and a gate as the boundary treatment to the front.

There is a large gravelled driveway upon entrance of the site. The rear garden, which is sizeable and well landscaped, is easily accessed from the side of the dwelling. The dwelling overlooks open fields to the rear.

There are outbuildings situated to the north and east within the boundary of the property, which are used for a variety of purposes.

History

H22-0569-19- Change of use of existing agricultural building to venue (retrospective)- Approved

H22-0807-00- Demolition of one storey wing plus erection of two storey extension and alterations.- Approved

Consultation Responses

Historic Environment Officer

I would recommend that, prior to any demolition or alteration, the developer should be required to undertake historic building recording. It is recommended that the developer should be required to commission a Scheme of Archaeological Works.

Planning Considerations

Layout, Design, Size and Scale

Paragraph 127 of the 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 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 existing outbuilding to the east of the dwelling will be demolished to accommodate a two storey extension, which will protrude from the side elevation of the dwelling by approx. 11m and a depth of approx. 6.9m. The overall height of the two storey extension is approx. 6.4m.

The proposed garage and workshop building - which will replace the existing outbuildings at the east of the site - will be approx. 6.8m deep and 18.8m wide. The overall height will be approx. 5.1m.

Having regard to the existing dimensions of the house and the size of the plot, the proposed extension, garage and workshop are acceptable in terms of scale, mass and bulk.

The proposed materials of the extension include facing brickwork on walls, concrete roof tiles and UPVC in fenestration will match those existing in the property. The garage/workshop materials to be confirmed. Thus, the development will appear well blended with the fabric of the house and the visual amenity will not result undermined.

Both the proposed extension and the garage and workshop will have a gable end roof design. This is considered to compliment the design of the original dwelling.

The County's Historic Environment Officer has recommended that archaeological works are undertaken prior to the demolition of the existing outbuildings. Poplar farm is a historic farmstead,

and the traditional farm buildings are increasingly becoming redundant. These vernacular buildings are now increasingly under threat from conversion or demolition and are a diminishing resource in our countryside. However, the building adjacent to the dwelling appears to be in a relatively poor state of repair and the tin building to the side is not a visually attractive building and does not positively add to the character of the surrounding area. No objection is raised to these being replaced with a traditionally designed extension and garage and workshop building.

Internally, the purpose of the the two storey extension is to create a new dining room and entrance, with a downstairs w/c and a family room all to the ground floor. To the first floor, an additional ensuite is proposed to the existing master bedroom. There will also be a new guest bedroom to the first floor, with a feature staircase and an open landing.

Overall, the proposals will ensure good living conditions of the house occupiers and are in keeping with the residential use of the property.

Taking the above into account, the proposed extension and alterations, garage and workshop are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of layout, design, size and scale. It also accords with Policy 29 of the SELLP which relates to the historic environment.

Impact upon Residential Amenity

It is not considered that there would be a material overbearing, overshadowing or overlooking impact due to there being no properties within close proximity.

Taking the above into account, the proposed extensions and garage and workshop are deemed to comply with Policies 2 and 3 in the SELLP, 2019 and Section 12 in the NPPF, 2019 in terms of residential amenity.

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 extension, garage and workshop will not materially harm the character or appearance of the locality or amenity of nearby residents. It is therefore considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

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.

Conclusion

The recommendation is therefore for a delegated approval.