

DECISION DELEGATED TO DEVELOPMENT MANAGER
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Application No:	H23-0071-21	Applicant:	Mr A Davies
Proposal:	Proposals to alter and extend the existing dwelling		
Location:	Fenfield Cottage Gypsy Lane Whaplode Drove		
Terminal Date:	22nd March 2021		

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**

Section 12. Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposals to alter and extend the existing dwelling known as Fenfield Cottage in Gypsy Lane, Shepeau Stow, Spalding.

Site Description

The site is within the built-up area of Shepeau Stow. A well-defined frontage development is on the north-eastern side of the road. The site is the furthest point of the frontage. Open agricultural fields predominate its setting. To the north-west, Swallowfield is a two-storey detached house which is the only dwelling adjoining the site.

Fenfield Cottage is an old white rendered cottage. The original fabric had subsequent extensions and alterations. The land is overall grassed. A driveway with vehicular access runs between the house and the north-western boundary. One further access is also available to the south-east for further drive area.

A post and rail fence delimit the residential plot with the paddock land extending to the rear. A nearly 2 metre high timber closeboard fence with some section of mature conifer hedging is on the north-western boundary with Swallowfield.

History

H23-0920-07 - Proposed first floor extension, porch and internal alterations - Approved

Consultation Responses

Whaplode Parish Council

No objection.

County Whaplode Parish Council

No objection.

It is noted that the area is of an area of archaeological interest but no archaeological input be required given the scale of the proposals and existing built environment.

South Holland IDB

No objections.

Reminds the compliance with Board's byelaws.

Planning Considerations

Principle of development

The site is within the settlement boundaries for Shepeau Stow as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of developing extension and alterations that are incidental to the enjoyment of a dwelling is acceptable.

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. Policies 2 and 3 of SELLP 2019 amongst other matters seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses.

The proposals entail several additions to the dwelling. The main enlargement is the rear extension. It would protrude approximately 5.70 metres from the rear original wall. The width would be

tantamount to the original footprint of the cottage. The apex height would be up to 6.30 metres which is approximately 60 centimetres above the current pitch height of the dwelling. Such difference is not considered excessive insofar as the height would be at odds with the remainder of the bulk.

A Victorian-style conservatory would be erected onto the side wall facing south-east. It will appear subservient to the elevation where it would project outwards. Likewise, an open porch would be formed on the north-western side wall with visibly proportionate dimensions to the cottage as it stands.

The proposed roof plan shows that a dual pitched roof would be a transition between the existing gable roof and the additional one for the rear extension. The north-western slope would sweep down insofar as it would be perceived as catslide from that side of the property. Part of the roof slope would form the upper part of the proposed side porch.

Internally, alterations would be carried out to join and enlarge both kitchen and eating area in a one single open space. The rear extension would accommodate a living room, boiler room and shower room. The staircase would be repositioned to create a hall with access from the new side porch. On the first-floor level, the office area would be replaced for a bathroom and the additional floorspace would be for an additional bedroom.

The external materials would match those existing in the current fabric of the property other than the new conservatory. Thus, the appearance of the development would be such that no harm would occur upon the visual amenity of the property and its setting.

Residential amenity

Paragraph 127 of National Planning Policy Framework (2019) amongst other matters seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of South East Lincolnshire Local Plan (2019) set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The shortest distance between the development footprint and the adjoining property No. 1 is in the region of 3 metres. As it has been mentioned above, the scale and height of the proposals would be commensurate with the massing of the existing cottage. At such separation, the extensions would not appear overbearing to the residents nearby.

No upper-floor windows would be proposed facing the curtilage of No. 1. Thus, no overlooking impact would occur by reason of the development.

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 total number of bedrooms is 3 after carrying out the proposals. The minimum standards indicates that 2 spaces should be provided within the curtilage for dwellings with up to 3 bedrooms. The driveway area would remain sufficient to accommodate such number of car spaces.

Planning Balance

The principle of an extension and alterations that are incidental to the enjoyment of a dwelling is acceptable. The aim of the proposals is to meet the increasing living needs of the householders.

The scale and height of the development is commensurate with the host property. The proposed roof would ensure merging most of the house extensions in an imaginative manner without at expense of the character of the property and its area. The material schedule would allow the extension to blend nicely with the existing fabric of the cottage. No harm is anticipated upon the amenity standards of residents living at No. 1. The additional bedroom would not lead to further pressure for car parking within the curtilage.

On balance, no adverse impact of granting permission would significantly and demonstrably outweigh the benefits of doing so, when assessed against the planning policies taken as a whole.

Conclusion

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.

Taking into account the above, this application accords with Policies 1, 2, 3, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019) as well as Section 12 of National Planning Policy Framework (2019).

Accordingly, it is 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.