

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H23-0387-23 **Applicant:** D S M Construction Services Ltd

Proposal: Proposed single storey side and rear extension

Location: Hagbeach Manor Millgate Whaplode

Terminal Date: 14th June 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2021

Sections 12 and 16 of the National Planning Policy Framework (2021) (NPPF)
Planning (Listed Buildings and Conservation Areas) Act 1990

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This Listed Building Consent application is for a proposed single storey side and rear extension to Hagbeach Manor, Millgate, Whaplode.

The proposed extension would be formed of 4 separate elevations, in the rough format of a rectangle, partially obstructed by the existing property. The western elevation would be flush with the existing west elevation of the property, spanning 2m to the North. The Northern elevation would span East/West by 11.315m. Eastern elevation spanning North/South by 6.24m. Finally, the Southern elevation would extend East beyond the existing Eastern elevation of the property by 6m.

The area extending East beyond the existing eastern elevation would akin to a conservatory/orangery, featuring a chamfered dwarf wall, with all above to ceiling level being timber panelled glazing in a C18th style with multiple panes per window and glazing bars. The roof shall be

flat and parapet in format, surrounded by a cornice detail. To the East, above the section of the extension extending beyond the existing Eastern elevation, it is proposed to install a roof lantern, featuring glazing bars.

Rainwater to be dealt with via a network of black metal rainwater goods, most prominently on the Northern elevation, with downpipes on either side of the easternmost elevation and in the corner where the proposed Southern and existing Eastern elevations meet.

In order to create interior access to the proposed extension, it is proposed that a small entrance opening shall be knocked through at the Western side of the Northern elevation of the existing property.

Site Description

Hagbeach Manor is a Grade II listed early C19th Manor House, Historic England describes the building like so:

"House, with attached gateway and stables. Early C19, C20. Red brick. C20 tiled roof with coped gables and kneelers, broad dentillated bands at eaves and 2 gable stacks. 2 storeys, 3 bay front with central doorway with broad doorcase, bracketed hood and glazing bar door. Doorway flanked by single C20 glazing bar sash-type casements with flush wedge lintels and segmental heads. 3 similar windows above. Attached to right, stone coped raking walls with rectangular gatepiers with large ball finials with a stable block attached beyond. The latter of 2 storeys, 4 bays with 2 semi-circular headed doorways with plank fanlights and doors. Each with a single semi-circular headed glazing bar casement with plank fanlight, beyond on each side. Smaller similar window beyond to left. 2 semi-circular headed glazing bar casements above, both with plank fanlights."

The area in general is characterised By open countryside setting with some sporadic ribbon development.

History

H23-0878-99

Proposed front wall for existing entrance. Approved on 13-10-99

H23-0879-99

Erection of two walls at existing access. Approved on 01-11-99

H23-0157-06

Change of use to touring caravan site (maximum 15 no.). Approved on 31-03-06

H23-0346-07

Proposed partial demolition and rebuild of east gable end, including chimney stack, using reclaimed brickwork where possible, reopen existing bricked up windows and insulate attic rooms. Approved on 15-05-07

H23-0881-07

Details of sample of brickwork (Condition 9 of H23/0346/07). Approved on 16-07-07

H23-0892-07

Engineers Report for demolition (Condition 5 of H23/0346/07). Approved on 10-07-07

Consultation Responses

No comments were received for this Listed Building Consent Application. However, several were submitted for the associated Planning application. These were:

Whaplode Parish Council

No Comments

South Holland Internal Drainage Board

The South Holland Internal Drainage Board were consulted and responded confirming that the applicant should be aware of the need to comply with Byelaws 3 and 10, as well as Section 23 of the Land Drainage Act, 1991.

In practice, this means that If new soakaways are proposed, the applicant is advised that these are appropriately distanced from the existing soakaways and that infiltration testing in line with BRE Digest 365 (or equivalent) is undertaken to determine its efficiency. If the applicant intends to discharge surface water to a watercourse, consent would be required from the IDB under Byelaw 3 - this also applies if foul water is intended to be disposed in the same manner

The IDB notes the presence of a watercourse which is not maintained by the Board (a riparian watercourse) adjacent to the eastern site boundary. Whilst not currently proposed, should the applicant's proposals change to include works to alter the riparian watercourse, or if works are proposed to alter the watercourse at any time in the future, consent would be required under the Land Drainage Act 1991 (and Byelaw 4).

Lincolnshire County Council Historic Environment Officer

No archaeological input required.

Lincolnshire County Council acting as Highways and Lead Local Flood Authority

No objections.

Planning Considerations

Heritage Impact

The Local Planning Authority does not consider there to be any risk of unacceptable or otherwise harmful impact upon the associated heritage asset.

The Local Planning Authority recognises the importance of the listed asset, however, the portion of the site which it is proposed to extend is a mid-late C20th 2 storey extension, to the rear, which is of dubious value and sympathy to the property. Therefore, the addition of a more sympathetically designed extension can go some small way towards masking this historic, inappropriate addition. The proposed extension's design is of a high quality, as are the proposed materials of construction. The proposed design makes good use of more sensitive design touches, such as the proposed external cornicing, and the parapet format of the roof. As such, the Local Planning Authority considers this proposal to assist in feathering the visual impact of the C20th alterations and as such, improve the aesthetic value of the site, as viewed from the East. Therefore, this application is deemed to assist in enhancing the value and significance of the heritage asset as is a requirement of Section 16 of the NPPF.

Residential Amenity

The Local Planning Authority does not consider there to be any material risk of harm to residential amenity proposed by this application. The host property is situated on a relatively private plot, with substantial distancing between it and any of the neighbouring residential properties. Owing to this fact, in addition to the single storey nature of the proposal and the lack of proposed additional above-ground-floor window openings, it is not felt that the proposal creates any additional material risk of either overlooking or overshadowing.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the NPPF. Therefore, 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.