DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0684-21**	**Applicant:**	**Mr D Lane**
Proposal:	Change from hip roof to gable on front projection, installation of Hardieplank boarding to parts of north elevation.		
Location:	3 Broadway Crowland Peterborough		
Terminal Date:	24th September 2021		

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 2021

Section 12 of the National Planning Policy Framework (2021)

12 - Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application at 3 Broadway, Crowland for a change from a hip roof to gable on front projection, and installation of Hardieplank boarding to parts of north elevation.

The proposal seeks to provide a gable roof that is 6.95 metres in height, which is lower than than the maximum ridge height of 8.22 metres. The gable roof will be constructed from concrete interlocking tiles to match the existing roof.

The existing first floor window that serves the north elevation landing is to be extended in size. Hardie Plank Anthracite Grey Boarding will be sited at ground and first floor levels, with Silver Pearl smooth through coloured render beyond. The eastern and western side elevations will be Silver Pearl render; on the garage to the west, and two ground floor bedrooms to the east.

SITE DESCRIPTION

The site is within defined settlements and the surrounding area is characterised by dwellings of varying ages and design.

HISTORY

H02-1266-88

Outline - Erection of 1 single storey dwelling - Approved - 04 October 1988.

H02-0173-91

Outline - Erection of one, two storey dwelling with double garage - Approved - 25 April 1991.

H02-0628-91

Full - Erection of dwelling - Approved - 14 October 1991.

H02-0496-12

Full - Proposed single-storey and two-storey extensions to sides and rear of dwelling - Approved - 17 August 2012

H02-0116-17

Full - Single storey extension to front of dwelling - Approved - 13 April 2017.

CONSULTATION RESPONSES

Crowland Parish Council

No objections.

PLANNING CONSIDERATIONS

Principle of development

The proposal is for residential development on residential land within the defined settlement limits of Crowland, which is a main service centre. The principle of development in this location is considered to be acceptable.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. 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;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the proposed gable roof is not considered to materially impact the character and appearance of the surrounding area.

2. There is not a defined built character to the surrounding area, and the proposed roof design and change of external materials is not considered to materially alter the property.

3, The proposed materials, save for the boarding, are similar to existing materials on the dwelling. The proposed boarding will help to break up the render and along side the new landing window, create a greater focal point for the main entrance to the dwelling.

4. Access and vehicle generation levels will not be impacted by this proposal.

5. Existing community services and infrastructure will not be impacted by this proposal.

6. There is not considered to be a noise, odour or disturbance impact from this proposal. With regard to visual intrusion, whilst the first floor landing window is being extended, it does not create a material overlooking impact.

7. The proposal is primarily for changes to external materials, and a change to a roof at first floor level. There proposal is not considered to have a flood risk or sustainable drainage impact.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. There is not a defined built character to the surrounding area and therefore the proposal is not considered to impact a sense of place.

5. The storage of bins and bicycles, as well as the layout of car parking will not be impacted by this proposal.

11. There is not considered to be a noise, odour or disturbance impact from this proposal. With regard to visual intrusion, whilst the first floor landing window is being extended, it does not create a material overlooking impact. There is not an overshadowing or overbearing impact from the proposed roof extension, which is centrally located and not adjacent to a boundary.

12. The proposal is primarily for changes to external materials, and a change to a roof at first floor level. There proposal is not considered to have a flood risk or sustainable drainage impact.

This application accords with SELLP Policy 3.

PLANNING BALANCE

The proposed roof alteration and change to external materials are not considered to impact the character or amenity of the dwelling or surrounding area. This application is considered to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2021.

CONCLUSION

The recommendation is one of 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.