DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H05-0198-23**	**Applicant:**	**Mr S Cole**
Proposal:	Internal and external alterations to include replacement of flat roof with pitched roof addition of front door and storm porch and new external render colour		
Location:	Highway House Old Main Road Fleet Hargate		
Terminal Date:	26th April 2023		

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 2021

Section 12 - Achieving well-designed places
Section 16 - Conserving and enhancing the historic environment

Representations:

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is a householder application seeking permission for internal and external alterations to include replacement of flat roof with pitched roof, addition of front door and storm porch, blocking up of an external door on the eastern elevation, replacement of garage door with double doors and change render from grey to cream.

The scheme also proposes internal alterations to include changing the existing study into an entrance hall, converting the garage into a kitchen, kitchen into a dining room, utility room into a hobby room and part of the shower room into a utility room.

SITE DESCRIPTION

The site is located on Old Main Road within the Fleet Hargate Conservation Area. It comprises a two storey grey rendered semi-detached dwelling located within the Fleet Hargate settlement boundary. There is a driveway to the side providing off-street parking provision for 2-3 vehicles. The immediate area comprises dwelling of varying ages, designs and sizes.

RELEVANT PLANNING HISTORY

No relevant planning history.

REPRESENTATIONS

Conservation Officer

No objections as the addition of a pitched roof will undoubtedly enhance the character and appearance of this property, the addition of a front door and associated storm porch will add an element of interest in the existing bland front elevation and the replacement of the roller shutter garage door to the rear will have no impact as it is not visible from the public realm.

PLANNING CONSIDERATIONS

Design and layout

Paragraph 130 of National Planning Policy Framework (NPPF), 2021 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. Paragraph 197 of the NPPF states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

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. Policy 29 of the SELLP states that development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets including conservation areas.

The biggest and most noticeable change is the pitched roof element which is considered to improve the overall appearance of the dwelling as the existing flat roof element is unsympathetic and out of keeping with the rest of the dwelling. The Councils Conservation Officer has advised the same and considered the pitched roof to enhance the character and appearance of the property. The addition of the front door and associated porch will add an element of interest in the existing bland front elevation and the replacement of the roller shutter garage door on the rear is not visible from the public realm therefore it will not impact the conservation area. Changing the render from grey to ream is also considered acceptable as it will not significantly or unacceptably change the overall appearance of the dwelling.

As such the development is considered acceptable in terms of its impact on the conservation area and the character of the existing dwelling and therefore accords with Policies 2, 3 and 29 of the SELLP and the Sections 12 and 16 of the NPPF.

Residential amenity

Paragraph 130 of National Planning Policy Framework (2021) 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 proposed replacement of the flat roof with a pitched roof would not impact neighbouring amenity given the separation distance and relationship with the closest neighbour (Karendal). The addition of the front door opening and addition of a porch would front the street therefore this element is also not considered to impact neighbouring amenity. The replacement of the garage door with patio doors would be at ground floor therefore no unacceptable overlooking would result from this.

As such, the proposals are not considered to unacceptably harm the residential amenity of adjacent neighbours by reason of unacceptable overshadowing or overlooking.

Planning Balance

The proposal will not materially harm the character or appearance of the site of the conservation area or the amenity of nearby residents. The planning balance is therefore considered to be in favour of the proposal.

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 2, 3 and 29 of South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of National Planning Policy Framework (2021).

Accordingly, it is recommended to approve this application via delegated powers.

Additional Considerations

None.

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.

RECOMMENDATION

The application can be approved under delegated powers.