DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-0256-19**	**Applicant:**	**Stinders Developments Co Ltd**
Proposal:	New pitched roof to replace flat roof and create rooms in the roof		
Location:	Alambra Old Main Road Fleet Hargate		
Terminal Date:	7th June 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
29	The Historic Environment
17	Providing a Mix of Housing

National Guidance

National Planning Policy Framework 2019

National Planning Policy Framework (Feb.2019)
Section 12.
Section 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	5	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder application to seek permission for a new pitched roof to replace a flat roof and to create rooms in the roof at Alambra, Old Main Road, Fleet Hargate.

Site Description

The site is a single storey dwelling tucked behind other properties in an unusual arrangement whereby a small terrace runs perpendicular to the main road.

There is a bus stop and double yellow lines outside the site but generous on-street parking along the road, there is no dedicated parking to the site itself.

There are residential properties in very close proximity on each side of the site.

The site is within the Fleet Hargate Conservation Area.

History

- H05-0894-14
APPROVED Conversion of gymnasium / fitness centre into 2 dwellings.

Planning Considerations

- Size and scale
- Design and layout
- Impact upon residential amenity - whether there are material and unacceptable impacts on privacy, noise, disturbance, overlooking, loss of light/sunlight
- Conservation Area/Heritage issues
- Drainage
- Highways and parking

Consultation Responses

Fleet Parish Council
Objections
We have concerns regarding Velux roof lights overlooking both neighbours and again no on site parking thus pushing more vehicles onto the roadside with potential to block bus access to the bus shelter.

LCC SUDs (Highways) - No observations.

Residents

6 objections have been received from residents, the issues raised are summarised here:

- It has come to my knowledge that each double bedroom will be rented. Does this make the property a multi occupation property;
- At centre of the village, history, heritage, within Conservation Area;
- Roof will be higher than existing buildings, detriment to lines and height of historical property;
- Will be an eyesore;
- Loss of sunlight;
- Only one narrow access, all construction will need to take place within inches of property;
- Noise from builders/materials, moved to property for a quiet life;
- Noise and disturbance would be unbearable;
- Access is for 'foot' only not for machinery;
- Sewerage system faces Alambra and is not adequate and gets blocked, it won't cope with a 3 bedroom house with 3 bathrooms;
- No parking to Alambra - bus stop at front, problems with bus stop and traffic, parking is difficult, nowhere else to park;
- Construction on nearby site for 9 dwellings due to start - construction parking and disturbance;
- Site is already overdeveloped;
- Overlooking to neighbours from pitched roof/new windows;
- I have a few issues regarding this proposed new building. Firstly, I feel that it should be left as a single story building! I notice from the proposed plans/elevations that the proposed

building would be much higher than the existing Fleur Cottages that it will be adjoining, at the very least the proposed building should be the same height etc and follow the lines of Fleur Cottages in order to make it perhaps more pleasing to the eye! The proposed building would significantly effect privacy as it will be going along the whole length of back garden with 3 windows overlooking land. It would also effect the amount of sunlight in garden. I wonder if the drainage and sewerage proposed will be sufficient or efficient enough to cope with the extra bathrooms etc! as residents have already had problems with the drains etc? Also concerned about the extra parking that a 3 bedroom home could incur.
- I wish to object on the following points.
- New roof line considerably higher than existing
- Loss of privacy due to windows in elevated roof..
- Over development of small site.
- No off street parking, Old Main Road already congested with parked cars.
- will have to be built on to neighbours building;
- loss of light to garden/patio;
- overdevelopment;
- drains will not cope, built to run the wrong way;
- extension oversized for the plot;

Assessment

The main issues are considered to be:

- Size and scale
- Design and layout
- Impact upon residential amenity - whether there are material and unacceptable impacts on privacy, noise, disturbance, overlooking, loss of light/sunlight
- Conservation Area/Heritage issues
- Drainage
- Highways and parking

Size and Scale

The size and scale of the proposals are modest and in keeping with the surrounding residential properties and add a first floor to a flat roofed building to increase the residential accommodation available by putting two bedrooms and a bathroom on the first floor.

Design and layout

The design and layout are acceptable and in keeping with the surrounding street scene and nearby properties, the site is significantly hidden by its position to the rear and perpendicular to the street frontage.

Residential Amenity

There are a number of objections on the grounds of loss of amenity.
The proposed development would increase the accommodation available but the property would remain as a single dwelling and therefore material increases in noise and disturbance past the normal construction period are unlikely.

The neighbours have raised concerns about overlooking, however the Agent has confirmed that:

"I can confirm that the cill of the helix roof windows will be set 1750mm above first floor level to avoid any overlooking issues" - this will be conditioned.

It is considered that the first floor, with sloped roof lines and being fairly modest in size and scale will not impact unacceptably upon neighbours in terms of light or overshadowing.

I therefore consider there will be no material loss of amenity to any neighbouring properties or the wider area.

Heritage

The site is within the Conservation Area but is so well hidden by its position and neighbouring

buildings that there would only be a negligible impact upon heritage assets, again due to its hidden position and existing materials the use of UPVc windows is acceptable in this instance.

Drainage

There are no statutory objections in this regard and no substantive reason to refuse permission in relation to this issue as raised by objectors.

Highways/Parking

The dwelling does not have its own parking and a bus stop and double yellow lines are situated on the frontage.

However, the property is already a dwelling and there is no reason why this should materially worsen any highways or parking problems.

There is ample on-street parking and Lincolnshire County Council as Highways Authority raise no objection and therefore there is not considered to be a substantive highways issue.

Recommendation

APPROVE.

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance 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 your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), 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 interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.