DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H06-1177-20**	**Applicant:**	**Mr A Knight**
Proposal:	Roof extension & conversion		
Location:	Mariern Middle Drove Gedney		
Terminal Date:	23rd February 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

Paragraph 127 (Section 12. Achieving well-designed places)

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for roof extension and alterations to the property Mariern at Middle Drove, Gedney, Spalding

Site Description

The site location is open countryside. There are a few sparse farmhouses in the area surrounded by open agricultural fields. The application's site is a corner plot between Middle Drove (north-west)

and a track (south-east) that serves a set of glasshouses and agricultural buildings some metres down the road.

The property is a detached bungalow built circa 1970s. There is a front drive in gravel. The rear garden is grassed and of considerable size. There is a detached timber shed near the northern-west side elevation. Mature hedgerow onto the road junction conceals the site. During the site visit, it was noted that the single-storey extension was already built without external wall treatment.

History

H06-0494-19 - Extension and alterations - Approved

H06-0721-18 - Proposed single-storey rear extension (Prior Approval Application) - Refused

Consultation Responses

Gedney Parish Council

Support this application.

Planning Considerations

Principle of development

The site is on land designated countryside as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. The principle of a roof extension that is incidental to the enjoyment of the dwelling is acceptable. The key material planning considerations are below.

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 original roof of the bungalow would be increased up to 6.20 metres above ground level. The difference in height with the current roof pitch would be approximately 1.10 metres which is considered moderate when read with the remainder of the building. Therefore, the scale and height of the proposal would be commensurate with the host property and the resulting bulk would not significantly alter the existing scale of the dwelling.

Internally, the roof increase is aimed to gain further internal floorspace and make it habitable. Two bedrooms and one bathroom would be main rooms upstairs. The purpose of the proposals is in keeping with the residential use of the property.

Two gable pitched dormer windows would be opened on the front roof slope in order to maximise the internal floorspace for both bedrooms as well as the daylight enjoyment.

The material schedule is such that the external appearance would be tantamount to the existing in the bungalow. No harm upon visual amenity would occur by virtue 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. Three spaces for dwellings with 4 or more bedrooms should be provided within the curtilage.

The number of bedroom would increase from 2 to 4 by virtue of the proposals. The existing front driveway is laid in gravel and has a turning point. The layout is such that two cars could be parked in tandem and one further on another end of the driveway. Therefore, there would be appropriate space to accommodate a minimum number of cars considering the scale of the property.

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.

Whereas there is high mature hedgerow on the boundary lines onto the road junction that would obscure views, the rear garden is bounded by a low picket fence along the southern-east and rear boundaries. The roof extension and new dormer window could be visible from the road and neighbouring land, but their visual impact would be negligible in view of the subservient of the roof extension and the absence of adjacent residential properties.

Planning Balance

The scale of the roof extension would be proportionate with the current bulk of the bungalow. The increase height would not be excessive. The gable layout would remain after the proposals and would be replicated to the new front dormer windows. The external materials would match those existing in the building. The additional bedrooms would be in keeping with the residential use of the property. The increase in the number of occupiers would not add further pressure on car parking demand within the curtilage and on-street parking would be prevented.

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 contravenes 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.