DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0201-25**	**Applicant:**	**Mr A Clifton**
Proposal:	Remove existing 30 degree pitch roof and add new 45 degree pitch roof to incorporate loft rooms with flat roof dormer to the rear elevation		
Location:	The Bungalow Main Road Holbeach Drove		
Terminal Date:	23rd April 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework December 2024

National Planning Policy Framework December 2024

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

National Guidance

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

The application seeks full planning permission for the increase the height of The Bungalow, Main Road, Holbeach Drove. The proposal seeks to replace the existing 30 degree pitch roof with a 45 degree pitch roof to provide an additional storey within the dwelling. A flat roof dormer is proposed on the rear elevation, a front porch is proposed, and the dwelling is proposed to be covered with white render.

Site Description

The site comprises land at The Bungalow, Main Road, Holbeach Drove. The site features a detached single storey bungalow with a gable end roof form, and there is a single storey rear extension which features a flat roof.

The site is located withing the settlement limit of Holbeach Drove, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

The site is within Flood Zone 1, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H09-0693-05: (Full Application) Erection of workshop/storage building - refused 09 August 2005

H09-0140-21: (Outline Application) Residential Development - one dwelling - approved 07 April 2021

Consultation Responses

The responses received from consultees during the consultation period are summarised below. The responses can be viewed in their entirety on South Holland District Council's website.

Holbeach Parish Council: Fully support the proposals.

Lincolnshire County Council - Highways and SUDS: No objections. The property is set back from the highway and there is parking on site for work vehicles. There is no impact on the public highway or surface water flood risk.

Cllr A C Beal: No response received.

Cllr P A Redgate: No response received.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Development Plan

Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The

relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, December 2024 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

There are no adopted Neighbourhood Plans for the area within which the site is located.

The main issues and considerations in this case include the following:

-Principle of Development;
-Design and Visual Impact; and
-Impact on Amenity.

These matters are assessed in turn below.

Design and Visual Impact

Paragraph 135 of the NPPF states that new development should function well and add to the overall quality of the area and should be visually attractive as a result of good architecture and appropriate landscaping.

Policy 2 of the Local Plan outlines sustainable development considerations for development proposals, providing a framework for an operational policy to be used in assessing the sustainable development attributes of all development proposals.

Policy 3 accords with the provisions of Section 12 of the NPPF, in that it requires development to comprise good design; identifying issues that should be considered when preparing schemes so that development sits comfortably with, and adds positively to, its historically-designated or undesignated townscape or landscape surroundings.

The existing dwelling comprises a detached single storey bungalow with a gable end roof form and a single storey rear extension which features a flat roof. The dwelling measures 5.2m from the ground level up to the roof ridgeline. The proposed development seeks to increase the height of the ridgeline up to 6.6m. The nearest dwellings to the site are single storey bungalows with similar gable end roof forms, however, the street scene varies and there is no strict uniformity in terms of the scale and positioning of dwellings. The increased scale of the dwelling is considered to be acceptable as the increased height is not excessive and there are examples of 1.5 storey dwellings and two storey dwellings.

A single rooflight is proposed in a central position on the front roof slope of the dwelling. The visual impact of this is acceptable. A porch is proposed within the centre of the front elevation of the dwelling. The porch features a gable end roof form and measures 3.6m up to its ridgeline. The porch is relatively small compared with the main dwelling, and as such the scale and siting of the porch is acceptable. The porch is proposed to feature facing brickwork, timber posts and blue-grey synthetic roof slates. The roof slates would match the slates on the main dwelling. The brickwork elements of the porch are relatively small, measuring approximately 1.2m in length and 0.8m in height. The visual impact of the brickwork is considered to be acceptable, and it is not considered necessary to secure further details of the brickwork as the plans specify a buff mix.

No changes are proposed to the single storey rear elevation. A dormer is proposed on the rear roof slope. The dormer is proposed to feature mid-grey plastic shiplap cladding and a glass reinforced plastic flat roof. There is no strict uniformity in terms of the materials within the street scene, however, most of the nearest dwellings feature either brickwork or render. There is however a building within the site which currently features cladding. Furthermore, the cladding would only be partly visible from the street scene as the dormer is located on the rear of the dwelling. The visual impact of the dormer is therefore acceptable.

White render is proposed on the facades of the dwelling. The visual impact of this is acceptable as there are examples of rendered dwellings within the area.

The visual impact of the proposed development is therefore acceptable. The proposed development would not cause an adverse impact to the character or appearance of the area and would therefore accord with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Impact on Amenity

Paragraph 135 of the NPPF states that development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies 2 and 3 of Local Plan set out that residential amenity and the relationship to existing development and land uses is a main consideration when making planning decisions.

The proposed development should not result in an adverse impact in terms of overshadowing. For example, the proposed height increase is not significant and there are suitable separation distances between the dwelling and the nearest dwellings.

No new windows are proposed on the eastern side elevation. The proposal therefore should not result in a worse impact in terms of overlooking with Ashleigh, which is the nearest dwelling located to the east of the site. Furthermore, there are no windows on the nearest side elevation of Ashleigh and as such no habitable rooms would be facing each other.

The existing first floor window on the western side elevation is proposed to be blocked up and as such the proposal would reduce the potential for overlooking with dwellings to the west.

There are no dwellings to the rear and as such, the proposed first floor windows and Juliet balcony would not result in an adverse degree of overlooking to the rear.

Therefore, the impact of the proposed development on the amenity of neighbouring properties and future occupants would be acceptable. As such, the proposed development accords with Policies 2 and 3 of the Local Plan and Section 12 of the NPPF.

Other Matters

The dwelling currently features three bedrooms, and the proposed development would result in the provision of an additional bedroom. Appendix 6 of the Local Plan recommends two parking spaces for dwellings with up to three bedrooms, and three spaces for dwellings with four or more bedrooms. Therefore, an additional parking space is recommended and there is room for this within the site. Furthermore, Lincolnshire County Council's highways team have not raised any objections or concerns with the proposals.

Planning Balance

As detailed above, Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as amended, requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The proposed development represents appropriate development within the defined settlement boundary. The development hereby proposed does not materially harm the character or appearance of the locality, or amenity of nearby residents. The proposed development therefore accords with the Local Plan and the NPPF. In this instance, there are no material considerations that weigh against the proposal and as such, the planning balance is in favour of the development.

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.

Conclusion

Taking the above considerations into account, the proposal is considered to accord with Policies 1, 2, 3 and 4 of the Local Plan, along with the identified sections contained within the NPPF. There are no significant factors in this case that indicate against the proposal and outweigh the consideration in favour of the proposal and the policies referred to above.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.