

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0162-21 **Applicant:** Mr & Mrs M Moss
Proposal: Proposed roof conversion
Location: 10 Woodgate Road Moulton Chapel Spalding
Terminal Date: 19th April 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

National Guidance

National Planning Policy Framework 2019

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application that seeks permission for proposed roof conversion to the dwellinghouse at 10 Woodgate Road, Moulton Chapel, Spalding.

Site Description

The site is within the development footprint of Moulton Chapel and forms part of the eastern ribbon development onto Woodgate Road.

Approximately 37 metres to the north-west, there is Chapel of St.James and roughly 50 metres to the west, Moulton Chapel Mill. Both buildings are Grade II Listed Buildings. By reason of proximity, it is considered that the application site is in the setting of Grade II Listed Buildings.

The dwelling is a large modern detached family house. Two extensions were built subsequently. Multi-brick predominates the appearance of the full building. The property benefits from a shared gravelled driveway that runs adjacent to the southern boundary. Low conifer hedge bounds the site onto the public road whereas hedges on the remainder of boundaries are dense and high . The front land is laid in grass.

The adjacent property to the north (No. 8) is the nearest neighbouring building to the site. It is a brown render semi-detached cottage. The adjacent property to the south (No. 12) is a bungalow slightly further away from the application property.

History

H13-0502-16 - Alterations & extension - Approved

Consultation Responses

None.

Planning Considerations

The site is within the settlement boundaries for Moulton Chapel as set out in the Policies Map of South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy the principle of developing extensions and alterations that are incidental to the enjoyment of a dwelling is acceptable.

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 proposed roof extension would represent an increase of the ridge height from 7.70 to 9.50 metres which is a difference of 1.80 metres.

The resulting height would be higher than the adjoining properties. However, on balance the proposed increase would not detract from the built form in the street scene. Most of the plots on the frontage have been developed individually, thereby the variety of scales and heights.

The nearest building is the pair of semi-detached dwellinghouses (No. 6 and 8) to the north. After having considered its scale, the proposal would not be unacceptably excessive to the adjoining building to the north. By reason of separation distance, no harm is anticipated onto the bungalow to the south (No. 12).

Internally, the roof extension is aimed to create two additional bedrooms. A shower room and landing would be also provided on the new storey. The proposed dimensions of the bedrooms are such that good living conditions would be ensured for their users.

The external materials of the development would match those existing in the dwellinghouse. Thus, the appearance of the roof extension would blend with the existing fabric of the building.

Impact upon historic environment

Policy 29 of SELLP (2019) states that "where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments⁷ and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal;
2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset".

The property has Chapel of St.James approximately 37 metres to the north-west, and Moulton Chapel Mill roughly 50 metres to the west. Both buildings are Grade II Listed Buildings.

Under case officer's request, a Heritage Impact Assessment has been produced and submitted to the Local Planning Authority. The finding and conclusions of this assessment have been reviewed and considered acceptable.

Certainly, the proposed roof extension would not make the house further prominent to the extent that would obscure views from any point towards the heritage assets. The appearance of the development would not detract from the existing fabric and varied elements on the street scene.

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.

The material increase would not result excessive in terms of height. No unacceptable overshadow would be casted onto the nearest property (No. 8). Nor overlooking effect would be anticipated because new windows would not oppose any elevation with primary windows.

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.

The development would entail two additional bedrooms and increase the total number of bedrooms up to 6. Appendix 6 of SELLP 2019 set out that at least 3 car spaces should be provided within the curtilage for dwellings with 4 or more bedrooms. The existing driveway is able to accommodate 3 cars as shown in the block plan. They can be parked side-to-side and egress and enter the site in a forward manner.

Planning Balance

The principle of an extension and alterations that are incidental to the enjoyment of a dwelling is acceptable. The aim of the proposals is to meet the increasing living conditions of the householders.

The scale and height of the development would not make the entire building excessively prominent onto the street scene. No harm is anticipated in terms of residential amenity. The property is in the setting of two Grade II Listed Buildings. After reviewing assessment made in this regard, the proposal would not harm the significance of these heritage assets.

The proposed roof extension would increase the number of bedrooms up to 6. The existing driveway would be capable of accommodating at least 3 cars which complies with the local parking standards.

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 accords with Policies 1, 2, 3, 29, 36 and Appendix 6 of South East Lincolnshire Local Plan (2019); and Sections 12 and 16 of National Planning Policy Framework (2019).

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