

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0715-19 **Applicant:** Mr & Mrs S Dunham
Proposal: Conversion of roof space into living accommodation
Location: The Laurels 30 Seas End Road Moulton Seas End
Terminal Date: 17th September 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12- Achieving well-designed places

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application proposing the conversion of roof space in the garage into living accommodation at The Laurels, 30 Seas End Road.

In order to convert the roof space of the garage, four rooflights would be installed on the southern facing roof slope as well as a new flat roof dormer on the western facing elevation of the main part of the dwelling. The new space would accommodate a dressing room which would be accessed off an existing bedroom.

Site Description

The property is located along the main road of Moulton Seas End and is of traditional red brick and slate tile design. The garage in question extends to the rear of the property. The plot is square in shape and faces eastwards onto Seas End Road. There is a variety of house types, sizes and designs in the vicinity.

History

No relevant history.

Consultation Responses

Moulton Parish Council - In support of this application.

Planning Considerations

Design and layout

The property has 4 bedrooms, one with an en-suite and a bathroom upstairs. The development would involve creating access through the master bedroom, to then connect the roof of the garage and create a walk in wardrobe, as well as a storage room at the back. This would increase the overall floor space of the house of the upstairs and would be deemed as acceptable in respect of internal layout. A new flat roof dormer would be developed on the western facing elevation, which would connect the existing roof of the garage to the property, which would allow the creation of an entrance from the bedroom to the roof space. This is considered to be acceptable in terms of design given that it is located to the rear of the property and is necessary for access to the roof space.

Impact upon residential amenity

There will not be a considerable impact upon residential amenity. The development proposed is mostly internal and although there would be the addition of 4 roof lights to the garage roof, these would all face southwards with the next closest property over 30m away. It is therefore not considered that there would be a material adverse impact in terms of overlooking, loss of light or the proposed development being overbearing in nature.

Conclusion

In light of the considerations above, the proposed development is considered to be in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (March 2019) and of Section 12 of the National Planning Policy Framework (2019).

It is therefore 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.