

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-0675-19 **Applicant:** Mr M Storey

Proposal: Proposed extension to dwelling and replace existing flat roof with a pitched roof

Location: 24 Fennell Road Pinchbeck Spalding

Terminal Date: 2nd September 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

- 01 Spatial Strategy
- 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	0	0	1
WARD MEMBER	0	0	0	0
WELLAND AND DEEPIINGS INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposals are for the extension of the pre-existing ground floor projection and the replacement of the existing flat roof with a single-pitched roof.

The extensions to the footprint of the property are planned at the rear of the property, where it is

proposed that the current flat-roofed ground floor element of the property will be extended a further 2.9m to the west and also further southwards to meet the current southern boundary of the semi-detached property. Along with the extension, the proposals include adjustments to the ground-floor layout of the property which would result in the current southern-most ground floor bedroom converted into a lounge with the kitchen being repositioned towards the new rear elevation, in order to allow for the creation of a living room and a ground floor bedroom to replace that which would be lost by the creation of the lounge. The extension would also house a new utility room and shower room.

In addition, it is proposed that the entirety of the pre-existing ground floor flat-roofed portion of the property (including the extensions to it) be given a single, continuous, single-pitched roof to replace the flat roof. The applicant informs that this is to mitigate rainwater ingress issues they have experienced with the existing flat roof and also to provide the property with a more 'aesthetically pleasing' character.

Site Description

The proposed site, 24 Fennel Road is a semi-detached property sitting on a cul-de-sac, closed off by the Pinchbeck East CofE Primary School. Fennel Road is largely characterised by similarly designed houses and bungalows, seemingly all built at similar times as part of the Fennel Road housing development. However, despite the harmonious nature of property design on Fennel Road, a range of different brick types are on display, in some cases, on the same property (as is the case with the proposed site).

Many properties in the immediate area feature single-storey, flat-roofed elements. However, it appears that a small number of these have had pitched roofs added.

History

No relevant planning history.

Consultation Responses

Pinchbeck Parish Council

No objections had been raised at the Parish Council Meeting of 22 July 2019. Resultantly, the Parish Council recommends approving the application.

Welland and Deepings Internal Drainage Board

The applicant must apply to the Welland and Deepings IDB for permission to access the Fennel Road pipeline if a surface water discharge to this pipeline was to be proposed. The relevant technical details would need to be approved by the board and they would require a development contribution of £250 before this could be considered.

Planning Considerations

Design and Layout

The Local Planning Authority seeks no changes to the design or layout of the proposals, this is because the proposed extension is fairly modest in size and is sympathetic to the style of the original structure. As the extension element of the proposals are exclusively to the rear of the property, it will not be visible from the street.

With regard to the proposed single-pitched roof on top of the single-storey element of the property, it is deemed that the design is appropriate to the rest of the property and the surrounding area. The angle of the pitch is not overly-severe and resultantly, the apex will be relatively low-level. Additionally, several nearby properties along Fennel Road of a similar design to number 24 have pitched roofs on their single-storey elements, meaning that this proposal cannot be considered to be out of keeping with the character of the area.

Residential Amenity

The Local Planning Authority deems that the proposed works would not cause any negative impact

upon the residential amenity of neighbouring properties. Because the proposals are single-storey and small-scale in nature, it cannot be reasonably claimed that the plans suggest there would be any risk of overlooking or overshadowing to any nearby properties.

Conclusion

For the reasons listed above, the proposals are considered to be compliant with policies 1,2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (2019). Therefore, this application is recommended for approval.

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.