DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0707-20**	**Applicant:**	**Mr A Chapman**
Proposal:	Removal of flat roof and replace with pitched roof		
Location:	154 Bridge Road Sutton Bridge Spalding		
Terminal Date:	30th October 2020		

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

Paragraph 127 of 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 application that seeks permission for removal of flat roof and replace with pitched roof at 154 Bridge Road, Sutton Bridge, Spalding.

Site Description

The site is within the linear development of Sutton Bridge that characterises the pattern of the development of this village. The area has mainly a mixture of residential and retail/commercial uses.

The property is a two-storey terrace dwellinghouse. By the looks of the curtilage boundaries and principal elevation, the dwelling house was historically part of the same cottage in conjunction with

the adjacent dwelling No. 156 to the west.

Houses extensions were subsequently developed to the rear of the terraced houses from No. 156 to 146. Flat roof is a predominant feature across the rear elevations of these properties.

History

H18-0883-07 - Proposed bathroom extension to rear - Approved

H18-1082-00 - Erection of a first floor flat roof extension - Approved

Consultation Responses

Sutton Bridge Parish Council

Supports the proposals.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Sutton Bridge as set out in the South East Lincolnshire Local Plan (SELLP), 2019. Irrespective of spatial strategy considerations, the principle of making roof alterations to a dwelling is acceptable.

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. The key material considerations are addressed 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; and 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, among other considerations. Likewise, Policy 2 of the SELLP states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

A first-floor extension was approved and subsequently developed above a single-storey rear extension to the building. This application is aimed to carry out re-roofing works to form a gable pitch on top of the existing flat roof. The roof will be 22.5 degree pitched. The gable layout will be tantamount to the adjoining two storey element to the east (No. 152) although the pitch height will be approximately 50 centimetres lower. A roof light will be also proposed on the new roof and will contribute to increase the enjoyment of daylight for the users of the bedroom underneath. The new roof tiles will be Sandtoft concrete matching those existing in the property.

Overall, the resulting form of development will enhance the design of the dwelling. The flat roof on a two-storey element which is not usually desirable will be replaced by a dual pitch roof. The intended re-roofing make the two-storey element still subservient to the host property and adjoining elements. The roof tiles will blend well with the main roof of the dwellinghouse. For these reasons, the development proposals will be enhance the existing design standards in the property and its setting and therefore accord with the aforementioned policies.

Residential amenity

The proposed increase of the pitch from flat to gable will not exacerbate any harm upon the amenity of the residents living at the adjoining properties.

The first-floor rear element of the application's property projects outwards further than the adjoining first-floor elements. No significant overshadowing is anticipated onto No. 156 neither No. 152 by the upwards increase of approximately 50 centimetres. Likewise, such increase of the roof pitch will not

dramatically restrict further the views from the adjoining first-floor windows insofar as it will create an unacceptable impact.

The proposed roof light will not lead to any overlooking effect to the adjoining properties. At such height, the views from this new window will not directly face any window on the opposing elevation.

On balance, no exacerbation of the harm will occur upon the amenity standards of residents nearby. The development therefore complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Conclusion

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Paragraph 127 and 163 of the National Planning Policy Framework (NPFF), 2019.

It is accordingly recommended to approve this planning 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.