DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0522-19**	**Applicant:**	**Mr and Mrs McRoberts**
Proposal:	Proposed roof conversion		
Location:	Middlemoor Ravens Bank Whaplode St Catherine		
Terminal Date:	17th July 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

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed roof conversion at Middlemoor, Ravens Bank, Whaplode St Catherine, Spalding.

Site Description

The site location is out but nearly adjacent of the built-up area of Whaplode St Catherine. The plot is rectangular and slightly facing the north-west onto Ravens Bank. Little Holland House is adjacent to the east. There is vacant land between the neighbouring property and the next one to the east which is part of a well-defined residential frontage. The application site is surrounded by open agricultural fields in all other directions.

Middlemoor is a traditional 'brick-and-tile' hip roofed bungalow built circa 1980s. It is fairly set back from the road and bounded to the front by 2 metre high hedgerow as well as taller mature trees. A 2 metre high horizontal timber panel fence is along the eastern boundary. Little Holland House is a two-storey dwelling.

History

H23-0701-08 - Proposed extension to provide garage and bedroom and internal alterations - Approved
H23-1469-07 - Occupation of dwelling by persons not employed in agriculture - Approved

Consultation Responses

Whaplode Parish Council

"Please review master bedroom window overlooking Little Holland house"

Planning Considerations

Layout and design

The existing bungalow has 2 no. bedrooms with lounge, kitchen, family room, bathroom and a conservatory onto the rear garden. The proposed development would represent an additional storey to accommodate a master bedroom. The net increase of bedroom number would be 1. Given the scale and use of the building and the additional floor space, the intended development would be acceptable as to the internal layout.

Externally, the entire hip roof would be transformed into a gable pitched roof and the resulting pitch height would not be unduly overbearing. The proposed development would be subservient to the host property in terms of scale, mass and bulk.

One windows on each gable elevation and 2 no. Velux roof lights on the rear slope would be also opened. Such fenestration layout would be characteristic of roof conversions and loft space for habitable use.

Facing brickwork, roof tiles and UPVC are stated to be the external materials of the proposal matching as close as possible to those existing in the bungalow. The visual amenity would not result undermined due to the proposals.

Impact upon residential amenity

No resident objection has been received.

Little Holland House is the only residential property adjacent to the application site. This neighbouring building is set forward approximately 1.30 metres from the principal elevation of Middlemoor. The opposing elevation of the eastern elevation of the application property has a single-storey flat roofed extension and one bedroom window upstairs. The intended roof conversion includes the opening of a bedroom window facing that upper window on the opposing elevation.

By virtue of the position of both properties, both bedroom windows would be set at such an oblique angle which might likely cause an overlooking effect and loss of privacy between the residents of both dwellings. It is therefore recommended to subject the grant of planning permission to the installation of obscure glazing for the intended bedroom window on the eastern side elevation.

The separation distances between properties is sufficient to avoid any overbearing impact of the massing and bulk of the roof conversion to the residents of the adjacent house.

For these reasons, the impact of the development upon the amenity standards is not detrimental provided that permission be subject to obscure glazing on the upper window on the eastern side elevation.

Conclusion

In light of considerations above, the proposed development is in accordance with Policy 2 and 3 of

South East Lincolnshire Local Plan, 2019 and Section 12 of 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.