



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

8 August 2024



S24/0828

Proposal

Location

Applicant

Agent

Reason for Referral to Committee

Loft conversion, dormer windows and external alterations

46 Casterton Road, Stamford

Elisabeth Beslie

Peter Smith Associates

Called in by Cllr Kingman due to the development being intrusive, out of keeping with the area, and overlooking neighbouring dwellings

Key Issues

Impact on the character and appearance of the area

Impact on neighbouring amenities

Report Author

Adam Murray – Principal Development Management Planner



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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Stamford St Mary's

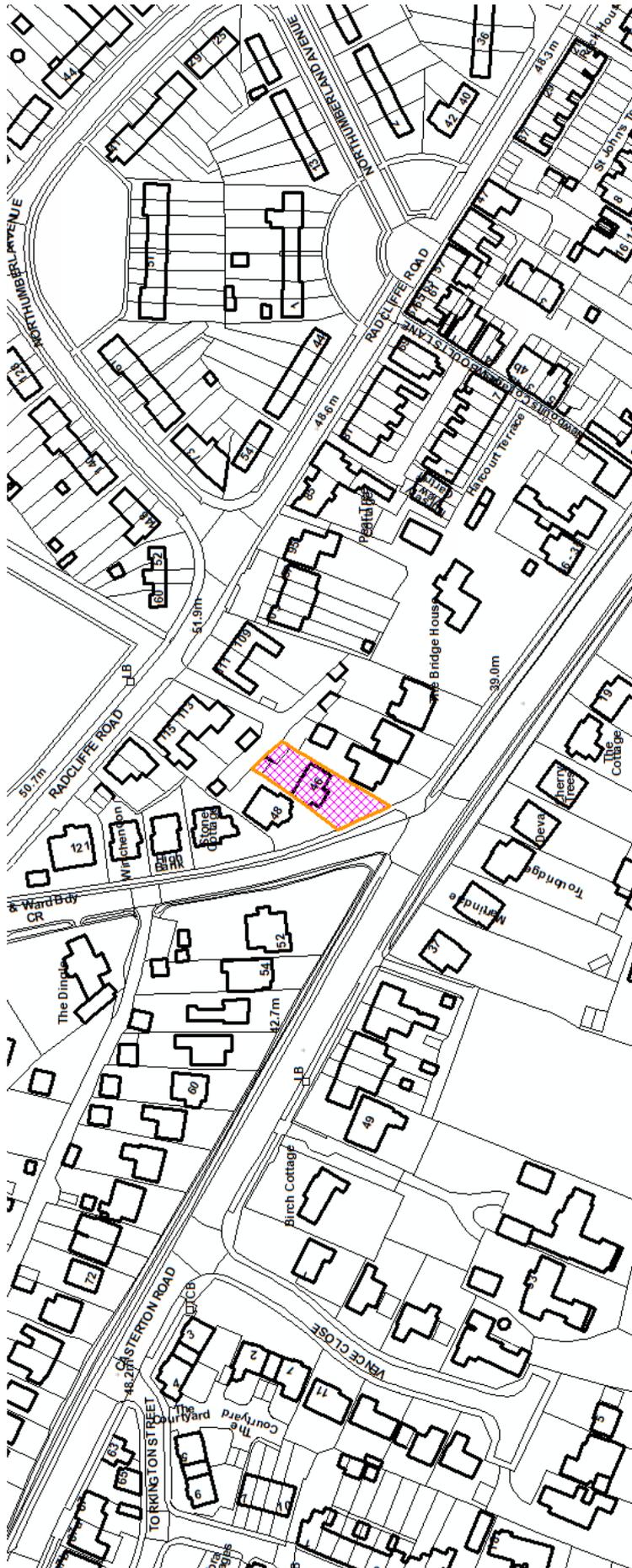
Reviewed by:

Phil Jordan, Development Management & Enforcement Manager

30 July 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key



Application
Boundary



1 Description of Site

- 1.1 The application site comprises of 46 Casterton Road, Stamford; a two-storey detached dwelling, positioned on the junction of Casterton Road and Little Casterton Road, situated to the north-west of the town centre of Stamford.
- 1.2 The host dwelling is a two-storey, 6-bedroom dwelling, which contains a single storey-lean to addition and centralised chimney stack to the front, and single storey pitched roof addition to the side, with a boxed dormer to the rear elevation; and is constructed with brown / buff brick and brown clay roof tiles.
- 1.3 The existing property occupies an elevated position set back from the highway and follows a staggered building line of dwellings reflecting the alignment of Little Casterton Road and sits centrally within a substantially sized plot measuring approximately 453 sq. metres.
- 1.4 The site is bound to the east by 44 Casterton Road, a substantially sized two-storey dwelling with L-plan form and large projecting bay window to the front elevation and finished in white render under a clay pantile hipped roof. To the west, the site is bound by 48 Casterton Road, which is a large dormer bungalow, featuring boxed dormers on the rear and western elevation, and constructed of red brick with brown clay roof tiles. It should be noted that the neighbouring dwelling to the west benefits from an extant planning permission for the addition of a second storey and external alterations granted under application ref: S21/1927. Similar to the host dwelling, the neighbouring properties both occupy an elevation position above the highway and are set back within substantially sized plots. To the north, the site is bound by a parking court serving a series of two storey dwellings fronting onto Radcliffe Road.
- 1.5 The application site is located within the Casterton Road (CA4) Character Area of the Stamford Neighbourhood Plan, which identifies the following key characteristics:
- High quality and historic development along Tinwell Road, with views into agricultural land to the south define the approach into the character area and Stamford from the west;
 - Individual designed housing results in a varied and textured townscape;
 - Buildings are typically two-storeys in height and preserve a human scale and sense of domesticity across the area;
 - Large areas of recreational open space within the character area;
 - Trees along road verges and within front and back gardens contribute to the verdant character of the area; and
 - High quality boundary treatments positively contribute to the character of the area.
- 1.6 The application site is not subject to any planning policy constraints.
- 1.7 The site has been the subject of a previous planning application to replace the existing dormer and second floor gable roof with a new boxed dormer in 2023 (LPA Ref: S23/1120), which was refused under delegated powers in January 2024 for the following reasons:
- “The proposal is inappropriate for its context, and would cause harm to both the character of the site and its surroundings due to its prominent location, height and the proposed material palette. The height, high level windows and dark material palette would also result in harm to neighbours’ residential amenities through visual impact and perceived loss of*

privacy. The proposal is not in accordance with the NPPF (Sections 9, 12 and 16) and Policy DE1 of the South Kesteven Local Plan, nor the Stamford Neighbourhood Plan, and no public benefits have been identified that could outweigh the harm that would be caused by the proposed development.

2 Description of the proposals

- 2.1 The current application seeks planning permission for conversion of the existing loft, installation of new boxed dormer windows, and external alterations. In short, the works comprise of replacement of the existing roof and boxed dormer, with a new roof with an increased ridge height, dormer windows and external alterations.
- 2.2 The current application scheme is a variation on the previously refused application (Ref: S23/1120) and seeks to overcome the previous reason for refusal.
- 2.3 As alluded to above, the proposed development would involve the replacement of the existing roof and boxed dormer, with a new roof with an increased ridge height, new boxed dormer windows and a number of external alterations including new windows and external materials.
- 2.4 The proposed replacement roof would have a classic pitched roof design with gable ends, and would involve raising the ridge height of the dwelling from approximately 8.4m to approximately 9.79m.
- 2.5 The existing continuous boxed dormer to the rear (north) elevation would be removed and would be replaced by two smaller boxed dormers, whilst an additional boxed dormer would be added to the front (south) elevation along with a large rooflight which would extend over the eaves of the dwelling.
- 2.6 The new windows to be inserted would include the addition of two bifold doors / windows in the western gable end of the dwelling, which would be partially shielded by a frosted glass balustrade.
- 2.7 The proposed material is stated to retain the existing brick construction of the dwelling, but this external appearance would be substantially altered by the inclusion of dark grey standing seam zinc cladding to the roof and the boxed dormers. The proposed gable ends would be broken up by the addition of timber cladding at the 2nd floor level, and the replacement windows and doors would be dark grey aluminium frames.

3 Relevant History

Application Ref	Description of Development	Decision
S23/1120	To replace the existing dormer and second floor gable roof with new box dormer	Refused 31.01.24

4 Planning Policies and Documents

4.1 South Kesteven Local Plan 2011-2036 (Adopted January 2020)

Policy SD1 – The Principles of Sustainable Development in South Kesteven

Policy DE1 – Promoting Good Quality Design

4.2 Stamford Neighbourhood Plan 2016-2036 (Made July 2022)

Policy 10 – Character Areas

4.3 **Design Guidelines Supplementary Planning Document (Adopted November 2021)**

4.4 **National Planning Policy Framework (Published December 2023)**

Section 12 – Achieving well-designed and beautiful places

5 Representations Received

5.1 Stamford Town Council

5.1.1 No objection subject to neighbours amenities being respected.

5.1.2 We commend the Applicant / Agent for mitigating the design of the previous application.

5.2 Lincolnshire County Council (Highways and SuDS)

5.2.1 No objections.

5.3 SKDC Conservation Officer

5.3.1 No objections.

5.3.2 The current proposal utilises a modern approach incorporating materials reflecting the wider streetscape. The proposal would be in keeping with the appearance of the general streetscape. The dwelling set approximately 80m from the edge of the conservation area and would not be considered to have any impact on the appreciation of the conservation area.

6 Representations received as a result of publicity

6.1 The application has been advertised in accordance with the Council's Statement of Community Involvement and letters of representation have been received from 2 (no) interested parties, both of whom have raised objections. The representations have raised the following material planning considerations:

(1) Impact on the character and appearance of the area

- a. The plans are not in keeping with the character of the area
- b. The proposed development would introduce an incongruous and negative addition to the area
- c. The proposed dwelling would dwarf neighbouring properties.
- d. The proposed materials are visually at odds with the prevailing character of the area
- e. The proposed dormer windows are an excessive scale and would be a dominant addition to the roofscape

(2) Impact on neighbouring amenity

- a. The proposed dwelling would impact on the privacy of 44 and 48 Casterton Road.

(3) Impact on heritage assets

- a. The proposed development would result in less than substantial harm to the setting of the Stamford Conservation Area.

6.2 It is noted that public representations have also commented on the accuracy of the information provided and the adequacy of the consultation carried out on the application. In

this respect, it is Officers' assessment that the information provided, and the description of development used is sufficient to identify the development proposed, and enable an accurate and comprehensive assessment of the development proposals. The application has been advertised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order and the Council's Statement of Community Involvement

- 6.3 Similarly, public representations have also referred to copyright infringement for use of approved drawings for 44 Casterton Road. Whilst this is a private matter, it is understood that this has been resolved between the parties during the course of the application.

7 Evaluation

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority (LPA) makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise. In this case, the Development Plan comprises of the following documents:

- South Kesteven Local Plan 2011-2036 (Adopted January 2020); and
- Stamford Neighbourhood Plan 2016-2036 (Made July 2022)

- 7.2 The Local Planning Authority also have an adopted Design Guidelines Supplementary Planning Document (SPD) (Adopted November 2021) and this document is a material consideration in the determination of planning applications.

- 7.3 The policies and provisions set out in the National Planning Policy Framework (NPPF) ("the Framework") (Published December 2023) are also a relevant material consideration in the determination of planning applications.

- 7.4 Furthermore, as referenced above, the current application scheme is a variation of a previously refused application (Ref: S23/1120), which was refused due to issues relating to the impact of the development on the character and appearance of the area, and the impact on neighbouring amenity. The previous planning history of the site is a relevant material consideration.

7.5 Principle of Development

- 7.5.1 The application proposals involve development to an existing domestic dwelling located within the main built-up area of Stamford. As such, the application proposals are acceptable in principle, in accordance with the provisions of Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan, and the general principles of the made Stamford Neighbourhood Plan, subject to relevant material considerations. These include the impact of the development on the character and appearance of the area, impact on neighbouring amenity and impact on heritage assets. These matters are discussed below.

7.6 Impact on the character and appearance of the area

- 7.6.1 It is appreciated that the previous application for the site was refused on the basis that the previous development proposals would be inappropriate for their context and would harm the character of the area because of the location, height and materials palette.
- 7.6.2 Similarly, it is also acknowledged that representations received from members of the public have objected on the basis that the proposed development would be harmful to the character and appearance of the area. In particular, they have stated that the proposed

nature of the development would be incongruous and out of keeping with the prevailing form of the area, the increased ridge height of the dwelling would result in the scale of the dwelling being out of character with the neighbouring properties, the replacement dormer windows are excessive and would be over-dominant to the character of the dwelling, and the proposed materials are not appropriate for the character of the area.

- 7.6.3 In respect of the above, as stated previously, the application site is located within the Casterton Road character area identified within the Stamford Neighbourhood Plan, which is defined by individually designed dwellings, which results in a varied and textured character of the area. As such, as a matter of principle, it is Officers' assessment that the urban morphology and character of the area is capable of accommodating of dwelling, which differs from those in the immediate surroundings in terms of architectural approach.
- 7.6.4 It is also appreciated that the dwelling occupies a prominent location on the corner of Little Casterton Road and Casterton Road; and the elevated nature of the plot further emphasises its prominence. However, it should also be noted, that it is Officers' assessment that the existing dwelling is an unattractive dwelling, which features a convoluted appearance comprising of a continuous boxed dormer to the rear and various additions to the front and side elevation. Whilst the proposed development works to the dwelling would be extensive, they would also result in a greater degree of coherence and balance to the appearance of the dwelling, which would be beneficial to the character of the dwelling and the area.
- 7.6.5 With regards to the replacement roof, which involves a 1.5m increase in the ridge height of the dwelling, it is appreciated that the elevated nature of the plot would further emphasise the increase in the height of the dwelling. However, it is Officers' assessment that the increased ridge height of the dwelling assists in reducing the overall bulk of the development, and would result in a gable ended finish, which is more appropriate for the character of the area than the existing continuous boxed finish. Furthermore, it is noted that the overall ridge height of the proposed development would be broadly comparable with the approved ridge height for the second floor extension of 48 Casterton Road. As such, the scale of the proposed dwelling is deemed to be appropriate for the character and appearance of the area.
- 7.6.6 Similarly, in respect of the replacement dormer windows and the introduction of windows in the gable end of the western elevation, it is Officers' assessment that these features represent an improvement when viewed in the context of the existing character of the dwelling. The existing dwelling features a continuous boxed dormer to the rear elevation, which results in a convoluted appearance to the dwelling. The proposed replacement dormers are substantially smaller than the existing dormer windows, and it is Officers' assessment that they are proportionate to the scale of the dwelling and would be visually appropriate for the dwelling. Furthermore, the scale of the dormers and the position of the windows assist in reducing the bulk and massing of the development and assist in providing a well-balanced appearance to the dwelling.
- 7.6.7 Finally, in respect of the proposed materials palette, it is noted that the existing streetscene is defined by dwellings that utilise a variety of materials, including timber, render and brick. As such, it is Officers' position that the existing streetscene is defined by the varied use of materials, such that the character of the area is capable of assimilating a dwelling which utilises a modern, but sensitive materials palette. In particular, it is Officers' assessment that the use of timber cladding to the gable ends would assist in reducing the massing and bulk of the proposed development. Notwithstanding this, pre-commencement conditions are

proposed to require the approval of a detailed specification of materials, to ensure that the quality of the proposed development is not diminished by the selection of poor quality materials.

7.6.8 Taking the above into account, it is Officer's assessment that the design, scale and materiality of the proposed development would enhance the character of the host dwelling, and would result in a scheme which makes a positive contribution to the character and appearance of the area, and the surrounding streetscene. As such, the application proposals would be in accordance with Policy DE1 of the adopted Local Plan, Policy 10 of the Stamford Neighbourhood Plan, and Section 12 of the National Planning Policy Framework.

7.7 **Impact on neighbourhood amenity**

7.7.1 In respect of the impact of the proposed development on the residential amenity of neighbouring properties, it is appreciated that letters of representation have been received which have raised formal objections on the basis of the impact of the development on the privacy of the neighbouring properties to the east and west.

7.7.2 In assessing the scheme against the amenity standards contained within the Design Guidelines SPD (Adopted November 2021), Officers' note that the proposed development would not result in any alteration to the footprint of the existing dwelling (i.e., the extension would be wholly vertical), and as such, the proposed development would not result in any impact on the 45-degree relationship between the existing dwelling and the neighbouring properties in respect of assessing the impact on the level of light serving residential properties.

7.7.3 In respect of the impact of the increased ridge height of the dwelling, this falls to be assessed against the 25-degree standard set out within the adopted Design Guidelines SPD. It is noted that the existing ridge and eaves height of the dwelling would result in the 25-degree rule being broken, and as such, the increase in the ridge height would continue to break the 25-degree standard. However, given the staggered nature of the plots, it is Officers' assessment that the increased ridge height would not result in an unacceptable impact on the level of light serving the neighbouring dwellings.

7.7.4 With regards to the impact of the development on the privacy of the neighbouring dwellings, it is noted that the proposed development does not include windows in the eastern elevation of the dwelling, and whilst the staggered nature of the plots would potentially allow for intervisibility between the front (south) elevation of the host dwelling and 48 Casterton Road, this would not be materially different to the existing situation.

7.7.5 In terms of the relationship between 44 and 46 Casterton Road, it is appreciated that the separation distances between these dwellings are minimal and therefore, there is a high potential for overlooking between these dwellings unless suitable mitigation is provided. In this regard, it is noted that the proposed development would introduce additional habitable windows serving the 1st and 2nd floor on the western elevation. At first floor level, there would be 1 window serving a bedroom, as well as the existing window that serves the family bathroom. At the second floor there would be a full length window providing light to the staircase, and a bifold window / door serving a dressing room to the master bedroom. The bathroom window at first floor level and full length window over the staircase at second floor level are not considered to serve habitable rooms and therefore, no mitigation is necessary to remove the potential for overlooking from these windows.

7.7.6 However, mitigation is required for the bedroom and dressing room windows. The submitted plans demonstrate that views from the dressing room will be mitigated through the provision of a frosted glass balustrade which would preclude visibility down to habitable rooms at the ground floor level of 44 Casterton Road. Similarly, whilst the 1st floor bedroom window is proposed to be recessed into the elevation to reduce the potential intervisibility, it is Officers' assessment that it would also be appropriate to impose conditions requiring this window to be partially obscure glazed to prevent the potential for overlooking. These matters have been included as conditions in the schedule of conditions below.

7.7.7 Taking the above into account, subject to the imposition of conditions, the application proposals would not give rise to any unacceptable adverse impacts on privacy, overshadowing or outlook for existing and future occupants. As such, the application proposals would accord with Policy DE1 of the adopted Local Plan, the Stamford Neighbourhood Plan, the adopted Design Guidelines SPD, and Section 12 of the National Planning Policy Framework.

7.8 **Impact on heritage assets**

7.8.1 As referenced above, the application site is located outside, but in close proximity, to the Stamford Conservation Area. Public representations received on the application have raised objections on the basis that the proposed development would result in less than substantial harm to the setting of the Conservation Area due to the scale and nature of the scheme.

7.8.2 In this respect, the Council's Conservation Officer has been consulted on the application proposals and has confirmed that they do not have any objections to the proposed development, and do not consider the proposed development to result in any harm to heritage assets.

7.8.3 Taking the above into account, the application proposals would not result in any impact on the setting and significance of the Stamford Conservation Area and, therefore, would be in accordance with Policy EN6 of the adopted Local Plan, the Stamford Neighbourhood Plan, and Section 16 of the Framework.

7.9 **Other Matters**

7.9.1 The proposed development would not result in any changes to the access or parking arrangements for the site. Nonetheless, Lincolnshire County Council (as Local Highways Authority) have confirmed that they have no objections.

8 Crime and Disorder

8.1 It is concluded that the proposals would not result in any significant crime and disorder implications.

9 Human Rights Implications

9.1 Article 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is concluded that no relevant Article of that Act will be breached in making this decision.

10 Planning Balance and Conclusion

10.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the Local Planning Authority makes decisions in accordance with the adopted Development Plan, unless material considerations indicate otherwise.

- 10.2 The application proposals involve the development of 46 Casterton Road, Stamford and are acceptable in principle, in accordance with Policy SD1 of the adopted Local Plan, subject to material considerations.
- 10.3 In this case, whilst the changes to the existing dwelling are extensive, it is Officers' assessment that the design, scale and materiality of the proposed development would enhance the character and appearance of the host dwelling, and would not be incongruous when viewed in the context of the surrounding streetscene. Furthermore, subject to the imposition of conditions, it is Officer" assessment that the application proposals would not result in any unacceptable adverse impacts on the amenity of neighbouring properties.
- 10.4 Taking the above into account, it is Officers' assessment that the application proposals would be in accordance with Policy DE1 and EN6 of the adopted Local Plan, the Stamford Neighbourhood Plan, the Design Guidelines SPD, and the National Planning Policy Framework. As such, the proposed development would be in accordance with the adopted Development Plan when taken as a whole, and there are no material consideration to indicate that planning permission should be withheld.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Proposed Floor Plans (Ref: 22/4423/P04/Rev A)
 - b. Proposed Elevations (Ref: 22/4423/P05)

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Materials Details

- 3) Before any works on the external elevations for the development hereby permitted is begun, a specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan and the Stamford Neighbourhood Plan.

Before the Development is Occupied

- 4) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan, and the Stamford Neighbourhood Plan.

- 5) Before any part of the development hereby permitted is occupied / brought into use, the 1st floor window on the western elevation of the dwelling (identified as serving bedroom 1 on the approved plans) shall have been installed with obscure glazing to at least 1.7m above the floor level immediately below the centre of the window, and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington –

Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: In the interests of the residential amenity of neighbouring properties.

- 6) Before any part of the development hereby permitted is occupied / brought into use, the glass balustrade to exterior of the 2nd floor windows on the western elevation of the dwelling (as shown on the approved plans) shall be installed with obscure glazing to a minimum of Pilkington – Privacy Level 3 or an equivalent product, and shall thereafter be retained for the lifetime of the development.

Reason: In the interests of the residential amenity of neighbouring properties.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

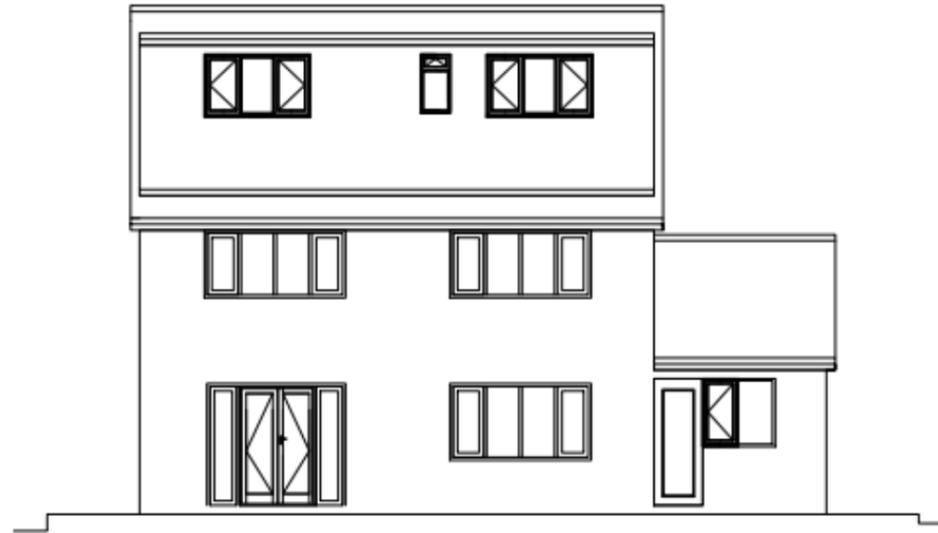
Existing Elevations

PETER SMITH ASSOCIATES Architects

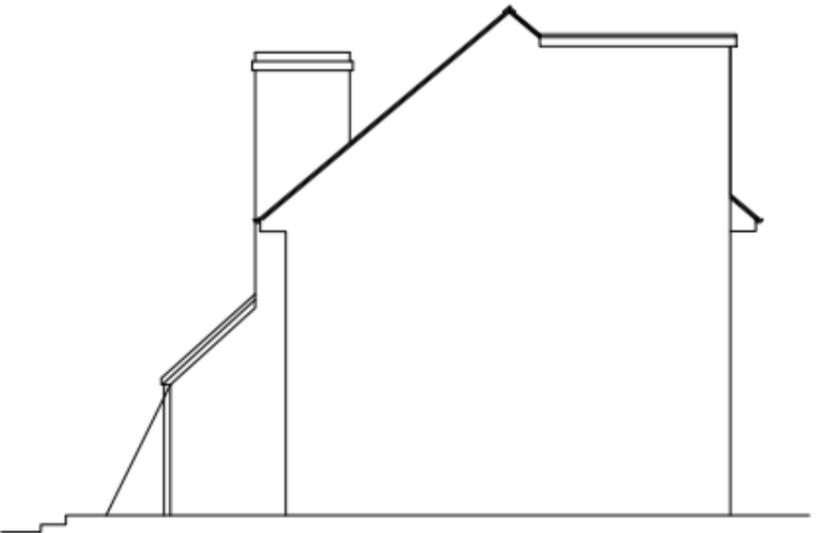
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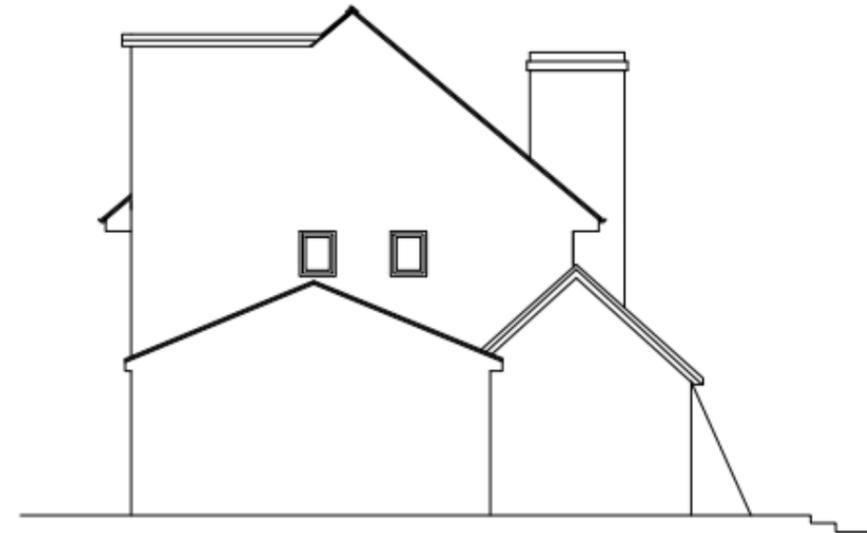
EXISTING SOUTH ELEVATION @ 1:50



EXISTING NORTH ELEVATION @ 1:50



EXISTING EAST ELEVATION @ 1:50



EXISTING WEST ELEVATION @ 1:50



REV.	DESCRIPTION	BY	DATE

STATUS: FEASIBILITY PLANNING TENDER CONSTRUCTION AS-BUILT

PETER SMITH ASSOCIATES Architects
 The Studio
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 Burton
 Leicestershire LE19 1JG
 Tel: 01778 560090
 Fax: 01778 560091

PROJECT ROOF REDESIGN	DRAWING EXISTING ELEVATIONS
CLIENT MRS BELISLE	DRAWING 23/4423/P33 SCALE A1 @ 1:50 REVISION SCALE A3 @ 1:100 Date: MAR 24
DRAWN BY OC	CHECKED BY RD

Proposed Elevations for 44 Casterton Road (Approved S21/1927)



Existing South East Elevation



Existing North West Elevation



Proposed South East Elevation



Proposed North West Elevation

Proposed extension and alterations:

48 Casterton Road
Stamford
Lincolnshire
PE9 2YL

Scale:
1:100@A3

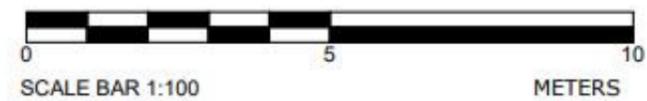
Drawn By:
Tom Reeve

Date:
FEB 2018

Drawing No:
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REV:02

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Existing South West Elevation



Existing North East Elevation



Proposed South West Elevation



Proposed North East Elevation

Proposed extension and alterations:

48 Casterton Road
Stamford
Lincolnshire
PE9 2YL

Scale:
1:100@A3

Drawn By:
Tom Reeve

Date:
FEB 2018

Drawing No:
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