

Development Management Delegated Decision Report

B/20/0284



SUMMARY OF APPLICATION			
Application Reference	B/20/0284		
Application Type	Full Planning Permission		
Proposal	Single storey side and rear extension following demolition of existing conservatory		
Location	19, Rosebery Avenue, Boston, PE21 7QF		
Applicant	[REDACTED]		
Agent	Not applicable		
Received Date:	05-Aug-2020	Consultation Expiry Date:	01-Sep-2020
Valid Date:	10-Aug-2020	Statutory Expiry Date:	05-Oct-2020
Date of Site Visit:	01-Oct-2020	Extension of Time Date:	
Objections received?	No		
5 day notification record:	Not applicable		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission		
Report by:	Grant Fixter		
Date:	01/10/2020		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a semi-detached dwelling off Roseberry Avenue and is within the settlement boundary for Boston. There is residential development to the north, south and west, with designated Open Space east of the application site.

DETAILS OF PROPOSAL:

This proposal is for a single storey rear and side extension following the demolition of the existing conservatory. The proposed extension would in effect square the footprint of the resultant dwelling and measures 9.7 metres in width by 4.8 metres in depth (4.66 metres adjacent to the boundary with the attached neighbour, No. 17 Rosebery Avenue. The proposed extension is constructed with a hipped roof which intersects with the wall of the property just below the first floor bedroom window cill.

The application has been duly considered against the following plans, documents and specifications:

- RAB/04 Rev A – Proposed Block Plan;



- RAB/05 Rev A – Proposed Floor Plans and Elevations;
- Flood Risk Proforma – Householder and minor extension in Flood Zones 2 and 3

RELEVANT HISTORY:

There is no relevant planning history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The following policies contained within the **South East Lincolnshire Local Plan (2011-2036)** (i.e. SELLP) are relevant to this application:

- Policy 2: Development Management;
- Policy 3: Design of New Development; and,
- Policy 4: Approach to Flood Risk.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

At the heart of the **National Planning Policy Framework (2019)** is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 4: Decision-making;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

CONSULTATION RESPONSES:

Black Sluice Internal Drainage Board

Did not comment.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regards to this application are set out below:

- Impact on the character and appearance of the area;
- Effect on amenity;
- Flood risk.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposal is for a single storey rear and side extension which would span the extended property following the demolition of the existing conservatory. It is considered the proposed extension is an appropriate size, scale and massing against the extended property without having an adverse effect to its setting. The proposed extension would have a limited presence from the streetscene and although visible from the adjacent open space would not harm the visual amenity of the area.

The roofing will consist of slate tiles and the brickwork which will match the existing dwelling, which is considered expedient to secure by planning condition.

It is therefore considered the proposed extension satisfies SELLP Policy 2 and 3.

Effect on amenity

SELLP Policy 2 and 3 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

In terms of impact upon neighbouring amenity, the proposed new windows will not result in any significant overlooking issues.

The proposed extension would be adjacent to the boundary with No. 17 Rosebery Avenue. It is noted the neighbouring property has extended to the rear which is a similar length to the proposed extension. Given the similar building line it is considered the proposed extension would not result in a loss of daylight, sunlight or have an overbearing effect.

Turning to the adjacent neighbour, No. 21 Rosebery Avenue, it is noted there a degree of separation afforded by the neighbouring driveway to the proposed extension. Taking into account the roof shape which minimises the massing adjacent to the boundary it is considered there would not be a significant loss of amenity in terms of overshadowing and sense of enclosure. The side facing window is obscured glazed and therefore reduces the effect of loss of privacy for the neighbour.

The proposed development will not be significantly detrimental to neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to the attached and adjacent properties.

The proposed extension therefore satisfies SELLP Policy 2 and 3 in respect of the effect on residential amenity.

Flood risk

Policy 4 of the SELLP states a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other sites available at a lower risk of flooding, the proposed works are essential infrastructure, and appropriate flood mitigation measures have been put in place. Development within all flood zones (and development larger than 1 hectare in Flood Zone 1) will need to demonstrate that surface

water from the development can be managed whilst not increasing the risk of flooding to third parties.

The application site is located within Flood Zone 3, however, the proposal is for a single storey side and rear extension which continues the finished floor level of the existing property. It is therefore considered the works would not increase the flood risk in the area or have an adverse effect on surface water.

CONCLUSION:

The proposal is for a single storey extension to an existing dwelling and there will be no adverse impact on the amenity or character of the area, and is, therefore, deemed acceptable.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	No
Agreed with applicant/agent - Date:	N/A
1	<p>The development hereby permitted shall be begun before the expiration of four years from the date of this permission.</p> <p>Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in strict accordance with the application received on 05/08/2020 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">• Flood Risk Assessment;• RAB/01 Rev A – Site Location Plan;• RAB/04 Rev A – Proposed Block Plan;• RAB/05 Rev A – Proposed Floor Plans and Elevations. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).</p>
3	<p>The materials used on the external surfaces of the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.</p> <p>Reason: In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in accordance with the requirements of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

STATEMENT OF PROACTIVE WORKING:

In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.