



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

for

**Single Storey Front Extension
at**

4 Peter Paine Close, Butterwick, PE22 0HA

**Written and Prepared by Planning By Design on
Behalf of Mr Phillip Warner**

Planning By Design Ltd
www.planning-by-design.co.uk
hello@planning-by-design.co.uk

Application

Planning By Design (the agent) has been instructed by Mr Phillip Warner (the applicant) to prepare and submit a planning application to Boston Borough Council (the planning authority) for a proposed single storey front extension (the proposal) at 4 Peter Paine Close, Butterwick, PE22 0HA (the site). In support of this application, the following Planning Statement has been produced to demonstrate the suitability of this proposal in relation to the site location and evaluate its accordance with national and local policies.

Site Location

The site is 4 Peter Paine Close, Butterwick, PE22 0HA, with the site itself being a two-storey semi-detached property. The dwellinghouse is finished in red brick, cladding, white windows and doors, and a flat roof porch to the front, with stone cladding. The said porch would be removed as part of this application. The site features a large parking area to the front of the site, which can comfortably accommodate off-street parking for several vehicles, with pre-existing access being taken from Peter Paine Close.



Figure 1: Site Location Plan (not to scale, see planning drawings and design)

Proposed Development

The proposed development requested via the submission of this householder planning application is to remove the existing porch to the front of the dwellinghouse and replace this with a larger single storey extension to host an extended kitchen and required downstairs bathroom. [REDACTED] The single storey extension will be finished in brick work to match the existing dwellinghouse, have windows and doors of similar style as currently, and feature a monopitch roof with tiles to match those with the existing dwellinghouse. The extension will be finished flush to the side elevation, and will project only marginally further forward than the existing porch on site. It is considered that the design approach taken allows the provision for a downstairs toilet, [REDACTED] [REDACTED] for the applicant, while keeping the footprint of the extension to a minimum. Furthermore, the approach taken utilises previously built areas, and allows for the sympathetic extension of the property whilst not resulting in an extension which is overbearing and visually obtrusive onto the building. To ensure that the proposal will complement the existing property, the use of matching materials will be implemented during construction. Larger front extension within the immediate locale has been used as inspiration for the design of this extension.

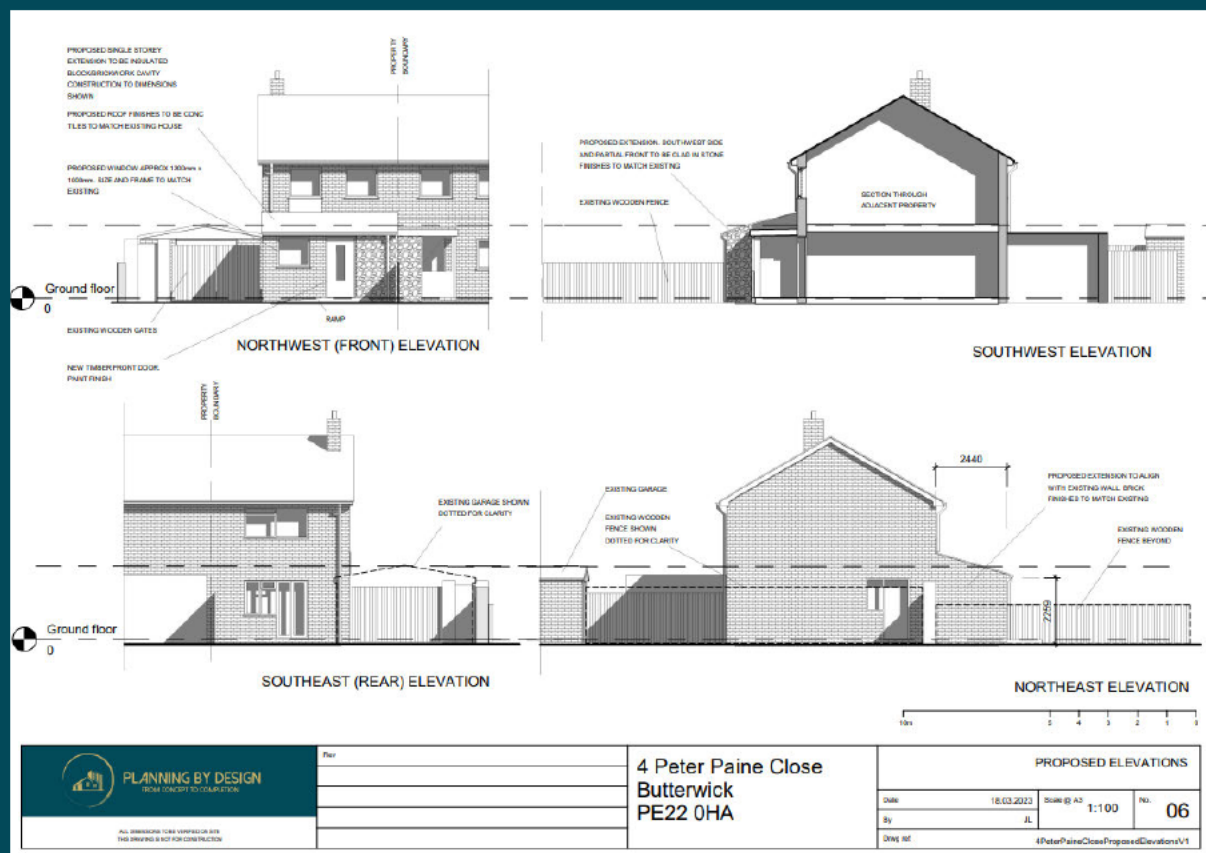


Figure 2: Proposed Elevations (not to scale, see planning drawings and design)

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

- National Planning Policy Framework
- National Planning Practice Guidance
- South East Lincolnshire Local Plan (2019)

National Planning Policy Framework (NPPF)

Achieving sustainable development, paragraph 7 of the NPPF, highlights the importance of “fostering well-designed, beautiful and safe places” as a social objective for achieving sustainable design.

Analysis: The proposal will contribute positively to the three development objectives outlined in the National Planning Policy Framework as the proposed change of use will not result in any significant change to the areas existing streetscape character

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types are available in the right places at the right time to support growth, innovation and improved productivity; and by identifying and coordinated the provision of infrastructure;
- ii) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open space that reflects current and future needs and support communities’ health and social cultural well-being; and
- iii) An environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Analysis: The proposal represents sustainable development in line with NPPF as it will positively contribute to all three primary goals. Firstly, the proposal will provide significant

social benefits to the applicant as it will provide the existing property with required incidental living space for medical reasons, allowing the applicants to reside in their own home, while not being intrusive to this areas existing landscape character. As such, the proposed development will therefore not result in any detrimental impact to the surrounding environment by way of visual impact. From an economic perspective, the proposed development will promote economic activity at a local level following development as local suppliers and contractors will be sought following planning approval

Paragraph 11 of the NPPF describes the presumption in favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making, this means (among other things):

- Approving development proposals that accord with an up-to-date development plan without delay; or:
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - i) The application of policies in this Framework that protects areas or assets of particular importance provides a clear reason for refusing the development proposed; or:
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In line with the National Planning Policy Framework, Planning By Design kindly requests for a timely decision to be made on the proposal. Additionally, Planning By Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concerns or further queries.

South East Lincolnshire Local Plan (2019)

Of the South East Lincolnshire Local Plan (2019), the following policies are recognised as relevant considerations for the assessment of this application:

- **Policy 2 – Development Management**
- **Policy 3 – Design of New Development**
- **Policy 4 – Approach to Flood Risk**

Policy 2 – Development Management

Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets; and
9. impact on the potential loss of sand and gravel mineral resources.

Analysis: The proposed development is compliant with the relevant criteria of Policy 2. The size of the extension has been designed to primarily occupy the existing footprint of the current porch, whilst allowing the provision of a down stairs toilet as required by our client. The scale is larger than the existing porch on site, but care has been taken with the overall design to ensure that it visually integrates well with the existing building. Furthermore, inspiration has been taken from the locale, which has a number of larger than average front extensions, demonstrating their relative acceptability and part of the character of the area, whilst this proposal keeps the proposed extension as minimal as possible. A monopitch roof has been opted for to visually integrate better with the existing dwellinghouse. Our client has confirmed that if this element is an issue, then we are happy to enter negotiations on revising the design. Overall, the size and scale of the extension is considered to be subordinate to the main dwellinghouse, would not dominate the dwellinghouse, and is considered to be in keeping with the character of the area, which features large front extensions.

In relation to amenity, it is considered that there would be no significant impact on neighbouring properties. There will be no windows installed on the side of the extension, and the toilet will be windowless. The size and scale have been considered carefully so to not have a significant impact on daylight and sunlight provision of the adjacent property, as can be seen from the submitted elevation drawings. Furthermore, the extension cannot be viewed as over dominant in the streetscape or to neighbouring properties.

As described above, the design takes inspiration from the locale which features larger extensions, and thus is considered to be in keeping with the character and appearance of the area. Due to its residential nature, there would be no impact regarding noise, odour, disturbance nor visual intrusion.

The flood risk impacts are discussed in more detail under Policy 4 however, a Flood Risk Assessment has been submitted alongside this application.

Policy 3 – Design of New Development

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

Analysis: The proposed development is compliant with Policy 3 as the proposal is of a high standard that takes inspiration from the aesthetic and architectural style of the host dwelling, as well as of its surroundings and presence of other large front extensions in the locale. The

proposal is of a modest scale and design which will integrate well with the existing property, and responds appropriately to the site, while providing the applicants the crucial downstairs bathroom. The siting utilises an area of ground previously used for the porch, and it is considered that the proposed development is in keeping with the character and appearance of the area. The height of the extension is low, reducing the extensions prominence. Furthermore, this helps to reduce the visual impact that the proposed extension may have on the wider streetscape. Due to the location of the extension, it will not negatively impact the amenity of neighbouring properties, as detailed in relation to Policy 2. In relation to the above policies other points, the following comments are offered:

- The private and public space will be retained as existing, and the proposed extension will not blur that distinction*
- The building is sited entirely within the applicants' garden ground, and will not have a significant landscape impact.*
- Due to the size and scale of the proposal, sustainable travel measures are not deemed appropriate for this development*
- The car parking provision on site will be unaltered compared to existing, with no alteration proposed to the sites access. The development will not introduce further bedrooms, resulting in no further intensification on site which would warrant further car parking provision. Refuse storage and collection will remain as existing.*
- No public spaces are to be created*
- The provision of a window serving the kitchen as part of the proposed extension provides street-viewing opportunities, thus increasing the perceived safety of the area.*
- The orientation of the building is to the west, which has the ability to utilise the evening sun as solar gain.*
- As discussed in the section above, due to the size, scale, siting and positioning of the proposed extension, there would be no significant impact on residential amenity.*
- The proposed development is located within a Flood Risk Area, and a Flood Risk Assessment has been compiled and submitted as part of this application.*
- The materials have been chosen to respect the character of the host dwellinghouse, and the extension is as small a scale as possible, minimising land intake.*
- There will be no impact on biodiversity as a result of this development.*
- The site does not relate to a historic building.*

Policy 4 – Approach to Flood Risk

Development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) will be permitted, where:

1. It can be demonstrated that there are no other sites available at a lower risk of flooding (i.e. that the sequential test is passed). The sequential test will be based on a

Borough or District wide search area of alternative sites within the defined settlement boundaries, unless local circumstances relating to the catchment area for the development justify a reduced search area, i.e. there is a specific need for the development in that location. The sequential test is not required for sites allocated in the Local Plan, minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

2. It can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk.
3. The application is supported with a site-specific flood risk assessment, covering risk from all sources of flooding including the impacts of climate change and which:
 - a. demonstrate that the vulnerability of the proposed use is compatible with the flood zone;
 - b. identify the relevant predicted flood risk (breach/overtopping) level, and mitigation measures that demonstrate how the development will be made safe and that occupants will be protected from flooding from any source;
 - c. propose appropriate flood resistance and resilience measures (following the guidance outlined in the Strategic Flood Risk Assessment), maximising the use of passive resistance measures (measures that do not require human intervention to be deployed), to ensure the development maintains an appropriate level of safety for its lifetime;
 - d. include appropriate flood warning and evacuation procedures where necessary (referring to the County's evacuation routes plan), which have been undertaken in consultation with the authority's emergency planning staff;
 - e. incorporates the use of Sustainable Drainage Systems (SuDS) (unless it is demonstrated that this is not technically feasible) and confirms how these will be maintained/managed for the lifetime of development (surface water connections to the public sewerage network will only be permitted in exceptional circumstances where it is demonstrated that there are no feasible alternatives);
 - f. demonstrates that the proposal will not increase risk elsewhere and that opportunities through layout, form of development and green infrastructure have been considered as a way of providing flood betterment and reducing flood risk overall;
 - g. demonstrates that adequate foul water treatment and disposal already exists or can be provided in time to serve the development;
 - h. ensures suitable access is safeguarded for the maintenance of water resources, drainage and flood risk management infrastructure.

Development in all flood zones, and development over 1 hectare in size in Flood Zone 1, will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

Change of use of existing buildings will be supported providing they do not pose an increase in risk to people. Change of use that would result in self-contained ground floor residential accommodation in areas of hazard rating danger for some', 'danger for most' and 'danger for all' will not be supported. In these areas unrestricted access to a habitable room above the flood level and an emergency evacuation plan will be required.

Caravans, mobile homes and park homes intended for permanent residential use will not be permitted in areas at risk of flooding. Caravan, chalet, log cabin, camping and touring sites at risk of fluvial flooding where there is a 'danger for most' and 'danger for all' will not be permitted. Occupancy of caravan, chalet, log cabin, camping and touring sites at risk of tidal flooding will not be permitted to open between 1st November in any one year and the 14th March in the succeeding year.

No development will be permitted within a 50m buffer from the toe of the raised Witham Haven Banks (flood defences), as shown on the indicative Plan contained in Appendix 10, to allow access for construction and maintenance.

Flood risk management infrastructure shall be provided at the strategic level, where development opportunities allow, to reduce the hazard and probability of flooding.

Analysis: The proposed development is compliant with Policy 4, as the proposed development is exempt from the sequential approach. Furthermore, a Flood Risk Assessment has been compiled and has been submitted concurrently with this document to form part of the overall planning application submission. This demonstrates that the development does not result in unacceptable flood risk, and thus should be supported.

Conclusion

Following a review of the sites applicable planning policies and material considerations, the proposed development requested via this planning submission is considered to be sustainable development in accordance with national and local planning policy and should be deemed as acceptable in principle. The single storey extension has been designed to be subordinate, minimal in scale, and utilising existing built on garden ground, whilst keeping the footprint minimal and providing much required downstairs bathroom for the needs of the applicant. It was considered that this approach allows for the sympathetic extension of the property whilst not resulting in an extension which is overbearing and visually obtrusive onto the building nor the wider streetscape. The purpose of the proposal is to facilitate a down stairs toilet, which is a required medical necessity, as well as additional incidental living space within the property, as demonstrated through the supplied planning drawings and design. Due to the sites appropriate distancing from any neighbouring properties, the proposal will not result in

any detrimental impact to residential amenity by way of loss of light or overlooking, noise or overbearing. To further ensure that the proposal will appropriately blend into the existing dwelling, the use of matching materials will be implemented during the construction of this development following planning approval.

Following a review of National and Local material considerations and policy requirements, we see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the development objectives of the National Planning Policy Framework.

During the assessment process, Planning by Design welcomes correspondence with the allocated case officer, should any concerns be raised or any further information be required.

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