

Development Management Delegated Decision Report

B/20/0259



SUMMARY OF APPLICATION

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Application Reference	B/20/0259		
Application Type	Full Planning Permission		
Proposal	Single storey side extension following demolition of existing side conservatory, alterations and extension of existing garage and erection of a detached garage		
Location	22, Camelot Gardens, Fishtoft, Boston, PE21 9RP		
Applicant	Mr R Tourle		
Agent	Mr Brian Gilham, Status Design		
Received Date:	20-Jul-2020	Consultation Expiry Date:	08-Sep-2020
Valid Date:	18-Aug-2020	Statutory Expiry Date:	13-Oct-2020
Date of Site Visit:	01-Oct-2020	Extension of Time Date:	N/A
Objections received?	None		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Grant Planning Permission		
Report by:	Emma Dennis		
Date:	06/10/2020		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located at the end of the second cul-de-sac on the western side of Camelot Gardens. The site is occupied by a chalet style bungalow, the majority of properties in this area are single storey bungalows with the outlying area two storey houses.

DETAILS OF PROPOSAL:

It is proposed to erect an extension attached to the north elevation which will replace the existing garage (now demolished), an extension on the southern elevation which will replace the existing conservatory and erect a garage on the north-eastern corner of the plot. It is proposed to use materials to match the existing property and there will be no loss of off-street parking.

This planning application has been considered against the following plans and documents:

- Site Location Plan
- SD50-009/1 Rev A Existing Plans



- SD50-009/2 Rev C Site Plan and Sections (Block Plan)
- SD50-009/3 Rev B Garage Plan
- SD50-009/4 Rev A Proposed Plans
- Flood Risk Assessment

RELEVANT HISTORY:

No recent relevant 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:

SELLP Policy 2 states that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, acceptable access and resulting vehicle generation levels, effect on trees, character and appearance of the area and the relationship to existing development and land uses as well as the quality of its design and its orientation.

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

SELLP Policy 4 seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. It identifies the process by which planning applications in Flood Zones 2 and 3 will be considered and sets out requirements for certain types of applications.

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:

- Introduction
- Achieving sustainable development
- Decision making
- Achieving well designed places

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Fishtoft Parish Council - have no comments or objections.

Witham Fourth IDB - have requested they be contacted if any changes are made to the surface or treated water disposal arrangements, than stated in the application form.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key planning issues in the determination of this application are:

- Design and appearance;
- Impact on residential amenity; and
- Flood risk.

Design and appearance

Due to the corner plot location it is considered that this proposal will have a very minor effect on the impact of the street-scene. This property is visible at the end of the cul-de-sac and the proposed extensions will make good use of this large corner plot. The proposed size and scale of the proposed extensions assimilate with the existing property and have been appropriately finished with complementary materials.

The addition of the detached garage is to be placed in the corner of the plot with a degree of separation from the main dwelling. The overall design and the flat roof would assimilate with the wider character and appearance of the area.

The proposed works are considered acceptable in terms of design and is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

It is noted that the application site is surrounded by properties on Camelot Gardens (bungalows) and Rochford Tower Lane (two-storey dwellings). The position of the proposed garage is along the rear boundaries of 18, 20 & 20A Camelot Road. However, there are no windows in the eastern elevation of the garage which would limited overlooking. Taking into account the modest height, the 1 metre separation form the boundary and the presence of neighbouring garages along the boundary, it is considered the proposed garage would not result in a significant reduction of light or outlook for the neighbouring properties.

Turning to the proposed extension to the property, the closest neighbouring property to the application site is No. 24 Camelot Gardens which is a bungalow on the southern boundary. There are two windows which face the application site and the existing side conservatory attached to the property (due to be demolished). The windows serve a kitchen towards the front with the second more centrally placed serving a bathroom.

The proposed extension would be immediately in front of the neighbouring kitchen window and would block any light into the opening. However, given this opening is northerly facing the window would receive little sunlight. Taking into account the presence of the conservatory daylight is affected and there is no existing meaningful outlook from the kitchen window.

The proposed extension is sited immediately adjacent to the boundary. It is considered the impact would not be too dissimilar with the existing situation in terms of the light received and degree of outlook. As such it would be difficult to maintain the level of residential amenity would be significantly harmed to warrant a refusal of the application.

It is considered the effect to the bathroom would not prejudice the overall enjoyment of the property.

The proposed extension that shares the boundary with No.24 does not include any overlooking windows and the entrance door has been moved away from this boundary so this part of the proposal will have less of an impact on this neighbouring property in terms of the effect on the level of privacy.

The extension proposed on the northern elevation is to replace the garage, which after visiting the site found it had already been demolished. The neighbouring properties that share the northern and eastern boundaries will not suffer any overlooking or loss of light due to the separation distance between them and the application site.

The proposed works, on balance, are in general accord with Policies 2 and 3.

Flood Risk

Policy 4 of the Local Plan seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. The application is accompanied by a completed 'Householder and other minor extensions in Flood Zones 2 and 3' form which indicates that: floor levels within the proposed extension will be no lower than existing levels; and flood proofing has been incorporated where appropriate.

It is considered that the proposals meet the requirements of Policy 4.

CONCLUSION:

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 2, 3 and 4 of the SELLP and Sections 2, 4 and 12 of the NPPF.

RECOMMENDATION: Grant Planning Permission

CONDITIONS / REASONS	
Pre-commencement conditions?	
Agreed with applicant/agent - Date:	
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 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">• SD50-009/2 Rev C Site Plan and Sections (Block Plan)• SD50-009/3 Rev B Garage Plan• SD50-009/4 Rev A Proposed Plans <p>Reason: To ensure that the development is undertaken in accordance with</p>

	the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.
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INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>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.</p>