

Development Management Delegated Decision Report

B/20/0270



SUMMARY OF APPLICATION				
Application Reference	B/20/0270			
Application Type	Full Planning Permission			
Proposal	Single Storey conservatory extension to rear of dwelling			
Location	44, Priory Road, Fishtoft, Boston, PE21 0RA			
Applicant	Mr & Mrs P Chapman			
Agent	Mr Andrew Wilding, City Designs			
Received Date:	23-Jul-2020	Consultation Expiry Date:	20-Aug-2020	
Valid Date:	29-Jul-2020	Statutory Expiry Date:	23-Sep-2020	
Date of Site Visit:	18-Sep-2020	Extension of Time Date:	N/R	
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:	21/09/2020			



OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is set back from the north side of Priory Road and is accessed by a long gravel driveway, it is screened from the road by hedging and trees and has a large grassed front garden.

DETAILS OF PROPOSAL:

It is proposed to erect a conservatory to the rear of the property. The conservatory is to be erected on an existing patio section of the rear garden. The proposed conservatory is to be 5.2m wide and 4m deep with an approximate height of 3.3m. It is to be constructed of red brick with a white UPVC frame with an aspect blue glass roof.

RELEVANT HISTORY:

No recent relevant history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

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:

National Planning Policy Framework (2019)

At the heart of the 2019 Framework 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; and
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Witham Fourth IDB have requested that if any changes to the surface or treated water disposal arrangements than submitted in the application, they be contacted.

Fishtoft Parish Council have no objections, comments or reservations to this application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regards to this application are design of the proposal, character of the area, neighbours' amenity and flood risk.

Design of the proposal and character of the area

Policies 2 and 3 of the Local Plan states that developments will be permitted which will not have harmful impacts upon the character and appearance of the local area and this development is considered to be of good design and a relatively minor alteration to the appearance of this house and will not be prominent or adversely impact the character of the area. Therefore this development meets the requirements of Policies 2 and 3.

Neighbours' amenity

Policies 2 and 3 of the Local Plan require the amenities of neighbouring land users to be protected. The proposed will not be any closer to the neighbouring property (No. 40) than the existing house and with No. 40 being further forward on the plot there will be minimal overlooking. Properties 46 Priory Road and 1 & 2 Priory Court will not suffer any overlooking due to the separation distance between them and the conservatory. Therefore this development meets the requirements of 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 flood risk assessment which confirms;

- The finished floor levels of the extension is exactly the same floor level as ground floor finished floor level in the existing house.
- The extension does not reduce the flood resilience of the existing house.
- The extension does not include any sleeping accommodation.
- The extension will not increase the flood risk to neighbouring properties.

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 4, 12 and 14 of the NPPF.

RECOMMENDATION: Grant Planning Permission

CONDITIONS / REASONS			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	
1. The development hereby permitted shall be begun before the expiration of four years from the date of this permission.			
Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.			
2. The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced:			
▪ Drwg no 2 Rev A 2020.23.2 Proposed Ground Floor Plan			

- Drwg no 4 2020.23.4 Proposed Elevations
- Drwg no 5 2020.23.5 Proposed Site/Roof Plan

Reason: To ensure that the development is undertaken in accordance with 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.

**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.