

Development Management Delegated Decision Report

B/20/0287



SUMMARY OF APPLICATION				
Application Reference	B/20/0287			
Application Type	Full Planning Permission			
Proposal	Two storey side extension			
Location	1, Hospital Farm Cottage, North Forty Foot Bank, Holland Fen With Brothertoft, Chapel Hill LN4 4QJ			
Applicant	Mr Andrew Lee			
Agent				
Received Date:	06-Aug-2020	Consultation Expiry Date:	09-Sep-2020	
Valid Date:	11-Aug-2020	Statutory Expiry Date:	06-Oct-2020	
Date of Site Visit:	16-Sep-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:	16/09/2020			



OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a semi-detached dwelling off Latham Court and is within the settlement boundary for Holland Fen. There is minor residential development north and south of the site, with a line of mature trees to the east and agricultural fields to the west. The general character of the wider area is predominantly agricultural.

DETAILS OF PROPOSAL:

The proposal is for a two storey side extension which would accommodate a garage on the ground floor, in addition to a further bedroom on the first floor and the loft space turning into a fourth bedroom. The design and layout is shown on the following plans:

- 01 – Location Plan;
- 02 – Site Plan;
- 05 – Proposed Elevations and Sections;
- 06 – Proposed Floor Plans.

RELEVANT HISTORY:

There is no relevant planning history for the site.

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;
- 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;
- Section 14: Meeting the challenge of climate change, flooding and coastal change

CONSULTATION RESPONSES:

Holland Fen with Brothertoft Parish Council have no objections to the application.

Black Suice Internal Drainage Board were consulted but no response was received.

Councillor Cornah and Councillor Sharman were consulted but no response was received.

THIRD PARTY REPRESENTATIONS RECEIVED:

One third party representation was received from the occupiers of 5 Latham Court who had no objections to the proposal but did make the following comments:

- No objections to the principle itself, but concerns regarding the use of the garage;
- Current polytunnel to be replaced with garage is being used for a mini car restoration business;
- Complaints surrounding noise and this made them not use their conservatory;
- Activity levels kept changing;
- Requests any permission to accord with policy G1, restricting its use or installing some form of soundproofing;
- Wants the noise and fumes to be an acceptable level.

In response to these comments, by virtue of any planning permission being granted, the garage would be for domestic use as it falls under part of this householder application. The policy referred to in the comments forms part of the Boston Borough Local Plan, 1999 which has since been replaced by the South East Lincolnshire Local Plan in 2019 and, therefore, is not a material planning consideration for this application.

Regarding the comments surrounding noise, fumes and disturbance, these fall outside of the remit of this planning application as the officer can only judge the application based on the information given. It is advised that should the neighbour wish to take the comments made in relation to this application further that they contact the enforcement team at Boston Borough Council to make an official complaint.

Given the content of the comments, it is not considered these constitute objections to this proposal so it is not necessary for Ward members to be consulted through this Council's delegated powers procedure.

EVALUATION:

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

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

Impact on the amenity, 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 and the relationship to existing development and land uses 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 two storey side extension which will provide a garage and two additional bedrooms. Both the roof tiles and brickwork will match the existing development, with the new windows and door comprising White PVC-U. It is proposed to install a roof window to serve the fourth bedroom on the second floor.

In terms of impact upon neighbouring amenity, there would be no provision for windows on the south east elevation which reduces the potential for any significant overlooking issues. Furthermore, the increase in windows on the north and south elevations will not introduce any further overlooking issues.

The development as proposed will not be significantly detrimental to neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to the adjacent properties. Highway safety will not be significantly affected. The character of the area will not be adversely affected by the proposal which will complement the original design of the existing house. The proposal, therefore, complies with Local Plan policies 2 and 3.

Flood risk

Policy 4 of the SELLP state 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 two storey side extension and it is 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 two storey side extension in which the materials will match the existing development 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?		Agreed with applicant/agent - Date:	
<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>			
<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; • 01 – Location Plan; • 02 – Site Plan; • 05 – Proposed Elevations and Sections; • 06 – Proposed Floor Plans. <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)</p>			

and with the intentions of the National Planning Policy Framework (2019).

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.