

Development Management Delegated Decision Report

B/20/0294



SUMMARY OF APPLICATION				
Application Reference	B/20/0294			
Application Type	Full Planning Permission			
Proposal	Two storey side extension			
Location	36 Bayswood Avenue, Boston, PE21 7RT			
Applicant	Mr D Hatfield			
Agent	Andrew M Wright Ltd			
Received Date:	13-Aug-2020	Consultation Expiry Date:	14-Sep-2020	
Valid Date:	18-Aug-2020	Statutory Expiry Date:	13-Oct-2020	
Date of Site Visit:	09-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 Bayswood Avenue and is within the settlement boundary for Boston. The proposal is essentially surrounded by residential development.

DETAILS OF PROPOSAL:

The proposal is for a two storey side extension and the design is demonstrated on the following plans:

- PD01 – Plans and Elevations.

RELEVANT HISTORY:

There is no relevant planning 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;
- Policy 4: Approach to Flood Risk;
- Policy 36: Vehicle and Cycle Parking.

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:

No representations have been received.

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 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. It is proposed the ground floor store will be used for general storage as well as storing bicycles to satisfy part of Policy 36 and Appendix 6. The first floor extension will enlarge bedroom 3 on the submitted plans and create a fourth bedroom. As the applicant highlights, technically, as per policy 36 the creation of a fourth bedroom would require an additional parking space to be provided, however, as there is provision for two off street parking spaces already this is not deemed to be detrimental to the application.

Both the roof tiles and brickwork will match the existing development, with the new windows and door comprising White PVC-U.

In terms of impact upon neighbouring amenity, the proposed north elevation will no longer have any windows which helps to protect the residential amenity of the property to the north. The proposal, however, is at the limit of acceptability in terms of scale as the development will be extremely close to the residential boundary of the property. The presence of the neighbouring garage does work in the applicants favour.

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"> • PD01 – 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>			

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>