

Development Management Delegated Decision Report

B/20/0297



SUMMARY OF APPLICATION

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Application Reference	B/20/0297		
Application Type	Full Planning Permission		
Proposal	Construction of front extension and a new dormer roof		
Location	Avalon, Clampgate Road, Fishtoft, Boston, PE21 0RY		
Applicant	Mr Neil Smith		
Agent	Mr Arthur Barton		
Received Date:	14-Aug-2020	Consultation Expiry Date:	09-Sep-2020
Valid Date:	14-Aug-2020	Statutory Expiry Date:	09-Oct-2020
Date of Site Visit:	01-Oct-2020	Extension of Time Date:	21-Oct-2020
Objections received?	None		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Grant Planning Permission		
Report by:	Richard Byrne		
Date:	16 th October 2020		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is a detached bungalow located within the village of Fishtoft, on the southern side of Clampgate Road. Clampgate Road is a mixture of detached two-storey dwellings and bungalows.

DETAILS OF PROPOSAL:

Planning permission is sought for the erection of a front bay window extension, the increase in height of the roof ridge and the construction of two front dormer windows. One flush skylight window is in the northern roof plane and three further skylight windows are in the southern elevation.

The roof ridge would be increased in height by approximately 2 metres from the existing ridge with two sentry box dormer windows inserted into the resultant roof plane facing Clampgate Road. The dormers comprise wooden cheeks and a tiled pitched roof.

The proposed front extension measures 4.8 metres in width by 5 metres in depth with a front facing bow bay window.



The original application received on 14th August was to use buff coloured brick to match the existing dwelling, however due to shortages of buff brick an amended application form was received on 2nd October proposing to buff render the front and side walls.

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

- Drwg no NS1 Existing Floor Plans & Elevations
- Drwg no NS2 Block Plan, Proposed Floor Plans, Sections & Elevations
- Site Location Plan
- 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:

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:

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

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

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

Fishtoft Parish Council have no objections or comments on this application.

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

The construction of the dormer roof will visually transform the front elevation of this dwelling by virtue of the introduction of two dormer windows and the increased height of the gable walls. However, it is considered the height increase is acceptable given the set back from the highway edge reducing the dominance in the streetscene and the proposed roof ridge height increase would be read in combination with the adjacent two storey property.

The immediate area is characterised by a variety of roof shapes, styles with some properties having dormer windows which face towards the road. The proposed dormer windows are appropriately designed and would sit subserviently in the roof plane. The dormer windows in the resulting roof plane would assimilate with the prevailing character in the area.

The addition of the small extension to the front shallow bow bay window to extend the lounge is acceptable against the backcloth of the resultant property given the openness that would still exist between the property and highway edge.

Turning to the application of render it is noted the difficulties in sourcing a suitable finishing brick to match the existing property. Whilst this is not necessarily a reason to permit development if it is inappropriate it is noted that the use of render is integral to the appearance of the wider streetscape. Nevertheless, given the resultant property is more a chalet bungalow the material that would predominately contribute to the streetscene would be the tiled roof. The gable ends and front wall, although visible are subordinate in nature given the set back and position adjacent to the neighbouring properties. As such the use of render would not necessarily harm the character of the wider area or indeed have an adverse effect on the appearance of the property.

It is therefore considered that this proposal meets the requirements of SELLP Policies 2 and 3.

Impact on residential amenity

Due to the introduction of the two dormer windows in the front elevation it is considered that there will be an element of overlooking of the properties on the north side of Clampgate Road.

However, given the intervening distance it is considered the proposed front dormer would not reduce the level of privacy for the opposite facing properties.

Effect on Kelvedon

It is noted there is a first floor window which faces the side of the application site and would be affected by the proposed height increase. However, whilst the gable end would be higher the existing window would still have an acceptable degree of outlook. There would be a reduction in sunlight during the earlier part of the day and daylight, however, this would not be sufficient in which to warrant a refusal of the application.

It is considered the height increase would not affect the rear of the property, given the southern orientation and spaciousness of the garden space.

Effect on Eastcote (two storey)

Taking into account the orientation and relationship it is considered the proposed extension would not significantly harm the rear of the property or indeed the rear garden space. There are no first floor windows which would be affected by the proposed gable end height increase.

There is however a side conservatory which faces the boundary of the application site. It is noted there to be a small separation between the conservatory and boundary (approximately 4 metres). Given the respective height and position of the neighbouring bungalow the existing gable end does have an overshadowing effect over the neighbouring conservatory. It is acknowledged the proposed extension would increase the height 2 metres above the existing ridge and increase the massing and subsequent overshadowing effect. Nevertheless, it is considered in this instance it would not be of severe significance to recommend refusal of the application given the existing degree of overshadowing that occurs.

It is considered the proposed extension would not significantly harm the level of amenity currently enjoyed by the neighbouring properties and therefore the proposed extension 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 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?	No Agreed with applicant/agent - Date: N/A
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"> ▪ Site Location Plan ▪ Drwg no NS2 Block Plan, Proposed Floor Plans, Sections & Elevations <p>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.</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>