

# Development Management Delegated Decision Report

B/20/0304



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/20/0304		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Single storey rear extension including alterations to existing fenestration		
<b>Location</b>	Auraceria House Farm, Mill Lane, Wrangle, Boston, PE22 9HG		
<b>Applicant</b>	Mr & Mrs Perowne		
<b>Agent</b>	Mrs Jenny McIntee, JMAD Architecture		
<b>Received Date:</b>	19-Aug-2020	<b>Consultation Expiry Date:</b>	18-Sep-2020
<b>Valid Date:</b>	27-Aug-2020	<b>Statutory Expiry Date:</b>	<b>22-Oct-2020</b>
<b>Date of Site Visit:</b>	09-Sep-2020	<b>Extension of Time Date:</b>	N/A
<b>Objections received?</b>	No		
<b>5 day notification record:</b>	Not applicable		
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	GRANT Full Planning Permission		
<b>Report by:</b>	Grant Fixter		
<b>Date:</b>	30/09/2020		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site comprises a detached house off Mill Lane, Wrangle and is identified as being within the countryside in the South East Lincolnshire Local Plan. Albeit there are a few dwellings located along Mill Lane, the site is essentially surrounded by agricultural fields.

### DETAILS OF PROPOSAL:

The proposal is for a single storey rear extension which includes alterations to the existing fenestration.

The proposed design and layout of the works are shown on the following plans:

- 20025-02C – Site Plan;
- 20025-05D – Proposed Floor Plans;
- 20025-06C – Proposed Elevations;
- 20025-06C – Proposed Elevations (colour).



### **RELEVANT HISTORY:**

There is no relevant planning 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:

- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk.

### **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:

- Section 4: Decision-making;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

### **CONSULTATION RESPONSES:**

#### Witham Fourth Internal Drainage Board

Provided comments to say a Board maintained watercourse is to the south east of the dwelling and to which the byelaws and land drainage act applies.

#### Wrangle Parish Council

Have no objections.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations were received.

### **EVALUATION:**

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

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

#### Effect on 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 single storey rear extension where the existing sun room will be converted and extended to comprise a large kitchen and dining area. There will also be alterations to the existing window arrangement. The external appearance of the proposed extension is significantly different to that of the existing dwelling, primarily in the sense the walls will comprise larch cladding. The design of the windows in addition to the materials for the doors and windows are also of a different design to the existing dwelling.

Design is a material planning consideration for this proposal. It is considered the proposed extension is an appropriate size, scale and massing against the property without having an adverse effect to its setting. It is noted that the proposed larch cladding would be a deviation from the original brick built property. However, as the site is well screened and would have a limited presence from the streetscene the difference of material would not be readily seen against the backdrop of the original property. As such it is considered the deviation is acceptable as the effect to the wider area would not be significant.

The character of the area will not be adversely affected by the proposal even though there is a clear difference in design between the dwelling and proposed extension. On balance, it is considered the proposed extension is acceptable against SELLP 2 and 3.

#### Impact on amenity

SELLP Policy 2 and 3 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

In terms of impact upon neighbouring amenity, the new window arrangement is only at ground floor level and as there are no properties immediately adjacent to the site. These works will not result in any significant overlooking issues. Furthermore, the fact that this proposal is not surrounded by residential development means it is less likely to impact on neighbouring amenity.

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.

#### 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 single storey extension which continues the finished floor level of the existing property. It is

therefore 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 ground floor rear extension which is well screened and is barely visible, if visible at all from the public highway and there will be no adverse impact on the amenity or character of the area. The proposal is, therefore, deemed acceptable.

### **RECOMMENDATION:**

GRANT Full Planning Permission subject to the following condition(s) and reason:-

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><b>Reason:</b> 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 on 19/08/2020 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"><li>• Flood Risk Assessment;</li><li>• 20025-01A – Location Plan;</li><li>• 20025-02C – Site Plan;</li><li>• 20025-05D – Proposed Floor Plans;</li><li>• 20025-06C – Proposed Elevations;</li><li>• 20025-06C – Proposed Elevations (colour).</li></ul> <p><b>Reason:</b> 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**

#### **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.