

Development Management Delegated Decision Report

B/20/0308



SUMMARY OF APPLICATION

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Application Reference	B/20/0308		
Application Type	Full Planning Permission		
Proposal	Erection of a single storey side and rear extension and car port following demolition of existing conservatory		
Location	Weavers Cottage, Asperton Road, Wigtoft, Boston, PE20 2PJ		
Applicant	Mr Paul Sharpe		
Agent			
Received Date:	20-Aug-2020	Consultation Expiry Date:	18-Sep-2020
Valid Date:	26-Aug-2020	Statutory Expiry Date:	21-Oct-2020
Date of Site Visit:	---	Extension of Time Date:	N/A
Objections received?	No		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve		
Report by:	Richard Byrne		
Date:	19/10/2020		

OFFICER REPORT

SITE AND SURROUNDINGS:

This application relates to a rectangular shaped parcel of land occupied by semi-detached property situated in the countryside.

DETAILS OF PROPOSAL:

Planning permission is sought for the erection of a single storey rear and side extension. The proposed extension attached to the rear of the existing property is set between the side boundaries of the site and comprises a flat roof kitchen enlargement and car port. The extension is to be finished in render with the flat roof benefitting from a roof lantern, allowing light into the resultant ground floor of the property.

The application has been considered against the following plan and specifications:

- Location Plan.
- Drawing Number: 001 – Existing plans
- Drawing Number: 002 Rev C – Proposed Plans



RELEVANT HISTORY:

None.

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 1 – Spatial Strategy
- 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

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Wigtoft Parish Council – received 21st September 2020

- No objection

THIRD PARTY REPRESENTATIONS RECEIVED:

As a result of the publicity no representations have been received.

EVALUATION:

The application seeks to extend an existing dwelling within its curtilage and as such the principle is acceptable. The key considerations in regard to this application are:

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

Impact on the area's character and appearance

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, 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.

Paragraph 130 of the NPPF advocates that where a development is a poor design that fails to take the opportunities available to improve the character and quality of an area planning permission should be refused.

It is noted the proposed extension would occupy a greater area than the existing conservatory and is a flat roof design. Nevertheless, given the set back from the highway edge and the property position within the site a significant proportion of the proposed extension would not be overly apparent in the street. It is modest on height and would sit alongside the existing property without harming the wider character and appearance of the area.

Effect on amenity

SELLP Policy 2 states that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met. These include impact on vehicle generation levels, the amenity of the site itself and neighbouring sites as well as the impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

SELLP Policy 3 states that development proposals will demonstrate how residential amenity will be secured.

The NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings

Effect on Badgers Holt

The proposed rear extension would be sited immediately adjacent to the common boundary with the attached neighbour, Badgers Holt. The extension, given the eaves height would have an effect on the neighbouring property and the southern position would greatly reduce sunlight to the rear of the property.

Notwithstanding the effect of the existing rear conservatory, the neighbouring property has also extended to the rear with a small conservatory which would take out the rear facing windows further into the garden. Whilst this is only marginally over two metres the existing conservatory is also close to the neighbouring property's rear outbuilding which also has an overshadowing effect.

Therefore taking into account the position of the neighbouring conservatory and outbuilding it is considered the proposed extension would not significantly harm the level of amenity for the neighbouring property to warrant a refusal of the application.

Effect on The Cottage

The side of the proposed extension would be adjacent to the other boundary with The Cottage. Although the carport is open sided the cumulative impact of the extension would still be felt along the side boundary.

Given the northerly position the proposed extension would not significantly reduce the amount of sunlight to the neighbouring property and the rear garden space. The extension is of a modest height and with the separation in mind would not significantly reduce the amount of daylight to the rear facing windows of the neighbouring property. Similarly, given the degree of separation and spaciousness of the rear garden, it is considered the proposed side of the extension would not create a sense of enclosure.

The proposed works are acceptable in terms of impact on amenity and in accordance with Policy 2, 3 of the SELLP and the NPPF.

Flood risk

SELLP Policy 4 states that a proposed development within an area at risk of flooding (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 (through passing the sequential test), the proposed works are essential infrastructure, appropriate flood mitigation measures have been put in place. Development within all flood zones (and development over 1 hectare in size in Flood Zone 1) will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

The application site is located within Flood Zone 3a and as such is required to be constructed in accordance with the Environment Agency's standing advice. Given the proposed extension is a continuation of the existing finished floor level it is considered there would not be an increased risk of flooding. The scale of the proposed work is such that it would not significantly alter the existing means of draining the site.

It is considered the proposed works set out in this application are in accordance with SELLP Policy 4 and are therefore acceptable in terms of flood risk, in line with the NPPF.

RECOMMENDATION:

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

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
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 not be carried out except in complete accordance with the following details shown on the submitted plans:</p> <ul style="list-style-type: none"> Location Plan.

	<ul style="list-style-type: none"> Drawing Number: 002 Rev C – Proposed Plans <p>Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>
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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>	