

Development Management Delegated Decision Report

B/20/0313



SUMMARY OF APPLICATION

Application Reference	B/20/0313		
Application Type	Full Planning Permission		
Proposal	Alterations to provide extended first floor rooms to form dormer window		
Location	61 Garfits Lane, Boston, PE21 7EX		
Applicant	Mr M Turner, C/O Neil Dowlman Architecture Ltd		
Agent	Mr Neil Dowlman, Neil Dowlman Architecture Ltd		
Received Date:	24-Aug-2020	Consultation Expiry Date:	
Valid Date:	26-Aug-2020	Statutory Expiry Date:	21-Oct-2020
Date of Site Visit:	---	Extension of Time Date:	
Objections received?			
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve		
Report by:	Richard Byrne		
Date:	20/10/20		

OFFICER REPORT

SITE AND SURROUNDINGS:

This application relates to a detached chalet bungalow situated centrally within a spacious tree populated plot accessed from a cul-de-sac serving a small pocket of detached dwellings.

DETAILS OF PROPOSAL:

Planning permission is sought for the insertion of a flat roof dormer window into the rear roof plane. The plans also show the removal of an existing chimney stack.

The proposed dormer measures 6.1 metres in width, 1.94 metres in height and is set 1.17 metres below the existing roof ridge. The dormer is set in from the gable ends of the property and is constructed with hung slate to the dormer's facing sides.

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

- Site Location Plan;



- 3424-1001 Rev A Existing Floor Plans;
- 3424-1002 Rev A Existing Elevations;
- 3424-2001 Rev B Block Plan and Proposed Floor Plans;
- 3424-2002 Rev B Proposed Elevations and Sections; and,
- Flood risk assessment.

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:

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; and,
- Achieving well designed places.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

None.

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 proposed dormer window has been set in from the gable ends, eaves and roof ridge. This allows a frame to be retained around the dormer window and as such would sit subserviently in the roof plane.

The finishing materials on the sides of the proposed dormer would complement the existing dwelling.

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

Impact on residential amenity

It is considered, given the spacious relationship between properties, the proposed dormer window would not significantly harm the level of amenity currently enjoyed by the neighbouring properties.

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 proposal involves the extension of first floor rooms and the floor levels will not be lower than the existing floor levels. Therefore it will not create any increased flood risk and could be viewed as a betterment given the first floor would then result in an increased refuge area within the dwelling.

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, 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 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; • 3424-1001 Rev A Existing Floor Plans; • 3424-1002 Rev A Existing Elevations; • 3424-2001 Rev B Block Plan and Proposed Floor Plans; • 3424-2002 Rev B Proposed Elevations and Sections. <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>	