

# Development Management Delegated Decision Report

B/20/0314



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/20/0314		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Alteration, extension and partial re-build to create open plan space with pitched roof and glazed rear gable. Removal of front projections, block front door and apply insulation and render		
<b>Location</b>	43, South Parade, Boston, PE21 7PN		
<b>Applicant</b>	Mr & Mrs McKenzie		
<b>Agent</b>	Mrs Jenny McIntee, JMAD Architecture		
<b>Received Date:</b>	24-Aug-2020	<b>Consultation Expiry Date:</b>	18-Sep-2020
<b>Valid Date:</b>	24-Aug-2020	<b>Statutory Expiry Date:</b>	19-Oct-2020
<b>Date of Site Visit:</b>	08-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>	29/09/2020		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site comprises a detached dwelling off South Parade and is within the settlement boundary for Boston. The site is essentially surrounded by residential development.

### DETAILS OF PROPOSAL:

The proposal includes a number of changes to the existing dwelling. It is proposed to carry out alterations, extensions and partial rebuilds to create an open plan space with a pitched roof and glazed rear gable. It is also proposed to remove the front projections, block the front door and apply insulation and render.

The details for the proposal are demonstrated on the following plans:

- 20036-02B – Existing and Proposed Block Plan;
- 20036-08A – Proposed Elevations;
- 20036-09 – Proposed Floor Plans.

### RELEVANT HISTORY:



- B/18/0416 - Outline application for a detached two storey dwelling, including access and layout, with all other matters (appearance, landscaping and scale) reserved for later approval – Refused on 04/12/18.

### **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:**

#### **Black Suice Internal Drainage Board**

Did not make any comments.

#### **Plant Protection Team at Cadent Gas**

Do not object as the Intermediate and high pressure gas pipelines in the area would not be affected by the application

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

One letter of third party representation was received from occupiers of 18 Chester Way, who did not wish to object to the application but simply made comments to raise awareness about ecology and the hedgerow to the rear of the property.

Given the content of the comments and the party stated they were not objecting, it is not necessary for Ward members to be consulted through this Council's delegated powers procedure.

### **EVALUATION:**

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

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

It is noted the proposal comprises the removal of the front projections and apply external insulation and render, with the render being white in appearance. Whilst this will significantly alter the existing external appearance of the dwelling, it is not deemed this will have a detrimental impact on the character of the area or neighbouring amenity.

The proposal incorporates extensions, alterations and the partial re-build of the existing dwelling. The significant changes in terms of scale of the property consist of the extension of the pitched roof on the western section of the dwelling. In regard to fenestration, the biggest change would be on the western elevation with its glazed rear gable. It is considered these changes are deemed acceptable as it will not negatively impact on the character of the area.

The proposed external materials listed on Drawing 20036-08A (Proposed Elevations) are deemed acceptable and will achieve an appropriate level of good design. As such the character of the area will not be adversely affected and it is considered the proposed development is acceptable against SELLP Policy 2 and 3.

### Effect 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.

It is noted that due to the proposed reconfiguration of the internal layout the side windows facing 45 South Parade, although in a similar position, would lead to different rooms. This would slightly alter the relationship with the neighbouring property given the inevitably change with which windows would be naturally obscured glazed. Nevertheless they still face the same boundary and given the slight degree of separation of the property from the common boundary it is considered it would not lead to a loss of privacy.

It is therefore considered the proposed development will not be significantly detrimental to neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to the adjacent properties.

The proposal, therefore, complies with SELLP 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 the alteration and extension to an existing dwelling 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 alterations and extensions to an existing dwelling 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:-

<b>CONDITIONS / REASONS</b>	
Pre-commencement conditions?	None
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 24/08/2020 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> <li>• 20036-01 – Location Plan;</li> <li>• 20036-02B – Existing and Proposed Block Plan;</li> <li>• 20036-08A – Proposed Elevations;</li> <li>• 20036-09 – Proposed Floor Plans;</li> <li>• Flood Risk Assessment.</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>

<b>INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE</b>
<p><b><u>STATEMENT OF PROACTIVE WORKING:</u></b></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>