

Development Management Delegated Decision Report

B/20/0324



SUMMARY OF APPLICATION

Application Reference	B/20/0324		
Application Type	Full Planning Permission		
Proposal	Single storey side and rear extension		
Location	Leoanni, Main Road, Wrangle, Boston, PE22 9AJ		
Applicant	Mr Steve McDonald		
Agent	Mr Arthur Barton		
Received Date:	03-Sep-2020	Consultation Expiry Date:	28-Sept-2020
Valid Date:	03-Sep-2020	Statutory Expiry Date:	29-Oct-2020
Date of Site Visit:	08-Oct-2020	Extension of Time Date:	
Objections received?	None		
5 day notification record:	Not applicable		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Simon Eldred		
Date:	8 th October 2020		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the southern side of Main Road, Wrangle and contains: a detached two-storey dwelling with a rear conservatory; a single storey garage/outbuilding; a gravel-surfaced parking/manoeuvring area to the dwelling's north and east; and a garden to its south. Boundaries are defined by: to the north and west, a 2m-high beech hedge; to the east, a 2m-high conifer hedge; and to the south, a 2m-high close-boarded fence.

The application site is located in a predominantly residential area, with dwellings to the north, west and east, whilst land to the south is laid to grass and appears to be used for the storage of vehicles.

DETAILS OF PROPOSAL:

It is proposed to:

- demolish the existing rear conservatory; and
- erect an extension onto the dwelling's side (western) and rear (southern) elevations. The extension will be single-storey (approximately 2.4m high at eaves level) and L-shaped in plan, with its front elevation set very slightly back behind that of the original house. It will extend 4.5m beyond the existing dwelling's western elevation and 3.8m beyond its rear



elevation. It will provide a sitting room, a lounge, a bedroom (with dressing room and en-suite shower room) and a second kitchen. There will be windows in its front (northern) and side (western) elevations, a window and glazed french-doors in its rear (southern) elevation and glazed french-doors in its side (eastern) elevation. It will be constructed in red brick and brown tiles with white upvc doors and windows.

RELEVANT HISTORY:

No recent history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the application site as being within Wrangle's Settlement Boundary, but no allocations or designations apply. The following policies are relevant to this application:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development; and
- 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; and
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

CONSULTATION RESPONSES:

The Witham Fourth District Internal Drainage Board indicates that:

- *“Board’s consent is required to discharge surface water to a watercourse (open or piped).*
- *Board’s consent is required to discharge treated water to a watercourse (open or piped).*
- *Board’s consent is required to culvert, pipe or bridge the watercourse.*
- *If there is any change to the surface water or treated water disposal arrangements stated in the application, please contact the Board.”*

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regard to this application are:

- Impact on the character and appearance of the area;
- Impact on neighbours' amenity;
- Flood risk.

Impact on the character and appearance of the area

Policy 2 of the Local Plan indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area.

The extension is respectful of the character of the existing dwelling in terms of its design and scale, and will be built in materials that will match the original. The extension is set back slightly behind the existing dwelling's front elevation and will not greatly change its appearance when viewed from Main Road. Furthermore, the site is generally obscured from clear views into the site by the 2m-high beech hedge at the property's boundary onto the Road. In all it is considered that the proposal will be in keeping with the character of the existing building, will not harm the character or appearance of the area and will meet the requirements of Policy 2.

Impact on neighbours' amenity

Policies 2, 3 and 30 of the Local Plan require the amenities of neighbouring land users to be protected.

Land to the south of the application site appears to be in use for the storage of vehicles, and it is considered that the proposed extension will not have any adverse impacts upon this neighbouring land user. Furthermore, given the distances involved and the fact that the extension does not project beyond the front elevation of the existing dwelling, it is considered that it will have no adverse effects upon the dwellings on the opposite side of Main Road. However, potential impacts upon the dwellings to the west and east require more detailed consideration.

The proposed extension will approach only slightly closer to the dwelling to the east (Jalna) than the existing conservatory it will replace (it will be approximately 13m from the property boundary, and 17m from the dwelling). Given these separation distances and the modest scale of the extension, it is considered that it will have no harmful impacts upon Jalna in terms of over-shadowing, loss of light, or harm to outlook.

It is noted the proposed extension will have glazed French-doors in its eastern elevation (looking towards Jalna). It is considered that it will have no harmful impact in terms of overlooking or loss of privacy, given that the separation distances are significant and that the French-doors will be no closer than the existing conservatory.

The proposed extension will approach within 1.5m of the boundary with the dwelling to the west (Bandol) and within approximately 3.5m of the dwelling itself. Despite this proximity, it is considered that the modest scale of the extension (2.4m-high at its eaves) will ensure that it will have no harmful impact upon Bandol in terms of over-shadowing or loss of light. Bandol has one window in its eastern elevation, which is at ground-floor level and appears to serve a habitable room. Although the extension will approach within 3.5m of this window, it is considered that it will not have any unacceptably severe impact on outlook, given the modest scale of the extension and the presence of a 2m-high beech hedge at the common boundary. The extension is proposed to have a single window in its western elevation, and this window will be more-or-less opposite Bandol's eastern-facing window, but nonetheless it is considered

that there will be no harmful impact of overlooking/loss of privacy, in part to the intervening beech hedge and the attachment of a planning condition to obscure glaze the opening.

In all, it is considered that the proposed extension will not harm neighbours' amenity and that it therefore meets the requirements of Policies 2, 3 and 30.

Flood risk

Policy 4 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:

The proposal:

- will have no unacceptably adverse impacts on the character and appearance of the area;
- will have no unacceptably adverse impacts on neighbours' amenities;
- is acceptable in flood risk terms; and
- meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036

RECOMMENDATION:

GRANT Planning Permission subject to the following conditions and reasons:-

CONDITIONS / REASONS	
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>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 03-Sept-2020 and in accordance with the associated plan referenced:</p> <ul style="list-style-type: none"> • Drawing Number: SM / 2 – Block Plan, Ground Floor Plan, Section, and Elevations. <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, 3, 4 and 30 of the South East Lincolnshire Local Plan 2011-2036.</p>

3	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed ground floor window in the side elevation of the extension (west side) hereby permitted shall be top hung and permanently glazed in obscure glass at a minimum level of No. 3 as shown in the Pilkington five levels of obscuration privacy. There shall be no alterations to the level of obscurity to the glazing in that elevation.</p> <p>Reason: To prevent a loss of privacy for Bandol and to protect the level of amenity which would ensure the development accords with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan 2011-2036.</p>
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INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p>STATEMENT OF PROACTIVE WORKING:</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>	
<p>The Witham Fourth District Internal Drainage Board indicates that:</p> <ul style="list-style-type: none"> the Board's consent is required to discharge surface water to a watercourse (open or piped); the Board's consent is required to discharge treated water to a watercourse (open or piped); the Board's consent is required to culvert, pipe or bridge the watercourse; and if there is any change to the surface water or treated water disposal arrangements stated in the application, please contact the Board. 	