

| SUMMARY OF APPLICATION | | | |
|-----------------------------------|--|----------------------------------|-----------------------|
| Application Reference | B/20/0446 | | |
| Application Type | Full Planning Permission | | |
| Proposal | Proposed two storey extension and alterations to existing dwelling | | |
| Location | 48 Norfolk Place, Boston, PE21 9JN | | |
| Applicant | Mr John Douglas | | |
| Agent | Mr Ricky Newton, Lincs Design Consultancy Ltd | | |
| Received Date: | 10-Nov-2020 | Consultation Expiry Date: | 16-Dec-2020 |
| Valid Date: | 17-Nov-2020 | Statutory Expiry Date: | 12-Jan-2021 |
| Date of Site Visit: | 16-Dec-2020 | Extension of Time Date: | |
| Objections received? | None | | |
| 5 day notification record: | N/A | | |
| Councillors notified | Date | Response received – date | Ok to continue |
| | | | |
| Recommendation | Grant Planning Permission | | |
| Report by: | Emma Dennis | | |
| Date: | 04/01/2021 | | |

OFFICER REPORT

SITE AND SURROUNDINGS:

The application comprises of a two-storey dwelling with an attached garage which fronts onto Norfolk Place. The garage in the ownership of the application site is attached to No.1 Stafford Street. Norfolk Place is a narrow one way street with very limited parking and consists of mainly 2 and 3 storey terrace houses.

DETAILS OF PROPOSAL:

This proposal is to erect a two storey extension to form an enlarged living area and additional bathroom to the existing dwelling and for use for the occupiers of this existing dwelling. The extension is to be erected on the southern elevation of the existing dwelling and will replace the existing garage and part of the courtyard. It is proposed to be approximately 7.5m(L) x 4m(W) and 6m tall to ridge.

The materials proposed are to match the existing dwelling as confirmed in an email from the agent dated 07/01/2021.

RELEVANT HISTORY:



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; 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
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Witham Fourth IDB have requested that they are to be contacted if any changes to the surface or treated water disposal arrangements than stated in the application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key planning issues in the determination of this application are:

- Design of the proposal and character of the area;
- Impact on residential amenity; and
- Flood Risk.

Design of the proposal and character 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. Policy 3 states that all developments must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

This proposal fronts onto Norfolk Place and therefore will be visible from the public highway. It is proposed to use materials to match which will ensure it is in keeping with the original dwelling. The street consists mainly of 2 and 3 storey terrace properties in a mixture of designs and finishes. It is not considered that this proposed extension will not look out of place or harm the character or appearance of the area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

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

The proposal will have only a minimal effect on neighbours' amenity. This proposal is for an extension to serve the occupiers of the property only so there is not considered to be an issue regarding extra parking requirements on this narrow one way street.

Directly opposite is a row of terrace properties (33-39 Norfolk Place) and it is considered that this proposal will have only a minimal effect on their amenity in terms of overlooking/loss of privacy, overshadowing, loss of light or harm to outlook as there is already windows facing the properties plus there is a difference in height between the row of terraces opposite and the application site which reduces the risk of overlooking.

The proposal will be built up to the side of Nos.1 & 2 Stafford Street but there are no windows proposed which will directly overlook these properties.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with 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 application is accompanied by a flood risk assessment which indicates that:

- The proposed floor levels of the extension will be the same as the existing dwelling;
- In the unlikely event of a flood there is refuge at first floor;
- The proposal should incorporate flood resilient building techniques as recommended in BRE DIGEST DG 523 Flood Resilient Building, Part 2; Building in flood risk areas and designing flood resilient buildings.

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 4, 12 and 14 of the NPPF.

RECOMMENDATION:

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

| CONDITIONS / REASONS | |
|------------------------------|---|
| Pre-commencement conditions? | No Agreed with applicant/agent - Date: |
| 1. | The development hereby permitted shall be begun before the expiration of four years from the date of this permission. |

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|----|---|
| | Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004. |
| 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"> ▪ LDC3172-PL-01B Existing and Proposed Plans <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

It is to be noted that if this dwelling is to be made into 2 separate dwellings then a separate planning application would need to be submitted.

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.