

SUMMARY OF APPLICATION			
Application Reference	B/20/0458		
Application Type	Full Planning Permission		
Proposal	Single Storey side extension		
Location	1, Church Cottages, Maryland Bank, Amber Hill, Boston, PE20 3RW		
Applicant	Miss Donna York		
Agent	Mr Andy Scarborough, ACIS Homeplus		
Received Date:	17-Nov-2020	Consultation Expiry Date:	11-Dec-2020
Valid Date:	19-Nov-2020	Statutory Expiry Date:	14-Jan-2021
Date of Site Visit:		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:	Emma Dennis		
Date:	04/01/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located within countryside and consists of a semi-detached, two storey residential property plus associated curtilage which fronts onto Maryland Bank, Amber Hill. The dwelling is served by a long shared drive that serves both the application site and the neighbouring property, No.2 Church Cottages.

The dwellings are set back about 80m from the road. There is a listed church (St John the Baptist Church) about 55m to the east of the site. The surrounding area is characterised by flat open countryside with agricultural buildings and residential properties located at sporadic intervals along this narrow rural road.

DETAILS OF PROPOSAL:

This application is for a single storey, flat roofed side extension to the existing dwelling to provide an accessible bedroom and bathroom off the existing kitchen. The extension will be 4m wide by 7.1m long and approximately 3m high. It is proposed to construct the extension in cream painted rendered masonry with a material felt roof in green with white UPVC windows and doors.



RELEVANT HISTORY:

B/20/0065 Proposed single storey extension
Granted – 16/04/2020

The new application is cover expansion of the proposal from B/20/0065 following the requirements of the applicant.

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 (part D: Countryside);
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk; and
- Policy 29: The historic environment.

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;
- Section 16: Conserving and enhancing the historic environment.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Amber Hill Parish Council have no objections or concerns.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) have the following comments:

“This proposal is a single storey side extension and the access and parking remain the same. Therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

As Lead Local Flood, Lincolnshire County Council is required to provide a statutory planning consultation response with regard to drainage on all Major Applications. This application is classified as a Minor Application and it is therefore the duty of the Local Planning Authority to consider the drainage proposals for this planning application.

Therefore, they have concluded that the proposed development is acceptable and accordingly, do not wish to object to this planning application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

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

- Effect on heritage assets;
- Design of the proposal and character of the area;
- Impact on residential amenity;
- Flood Risk; and,

Effect on heritage assets

Policy 29 states that development proposals will conserve and enhance the character and appearance of heritage assets. Proposals which extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

This proposed extension is considered modest in size, the application site itself is 50m from the listed church to the south-east and the proposed extension will be over 60m from the church.

It is considered that given the distances and the size, scale and design of the proposed extension, the setting of the listed church will not be harmed and therefore the proposal confirms with the requirements of Policy 29.

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 application is for a side extension which is to be set back from the front wall of the existing property. The extension is proposed to be constructed in materials to match the existing and in design terms the extension will match the form, design and character of the semi-detached property.

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 proposed extension is to be built on the southern elevation of the property and the adjoining property, No.2 Church Cottage, lies on the northern side. The proposed extension

will not project in front of the front or rear wall of the existing dwelling therefore the amenity of the neighbouring residents will therefore not be harmed by this development.

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 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:

To conclude this proposal is considered to be an acceptable form of development that accords with Policies 1, 2, 3, 4 and 29 of the SELLP and Sections 4, 12, 14 and 16 of the NPPF.

RECOMMENDATION:

GRANT Full 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"> ▪ BR/200905/103 Block Plan ▪ BR/200905/102b Proposed Floor Plan ▪ BR/200905/101b Proposed Elevations & Roof Plan <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

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.