

## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/20/0459		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Proposed extension and alterations to existing building		
<b>Location</b>	Phoenix Centre, Swineshead Road, Wyberton, Boston, PE21 7JG		
<b>Applicant</b>	Mr S Cock		
<b>Agent</b>	Mr Jason Wilson, Remway Design Ltd		
<b>Received Date:</b>	18-Nov-2020	<b>Consultation Expiry Date:</b>	30-Dec-2020
<b>Valid Date:</b>	24-Nov-2020	<b>Statutory Expiry Date:</b>	19-Jan-2021
<b>Date of Site Visit:</b>	02-Dec-2020	<b>Extension of Time Date:</b>	
<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>	06/01/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site comprises an area of hardstanding and a building consisting of a number of materials which include red brick, white UPVC doors and windows, metal cladding and a large roller shutter door. At present, the building is used for business use (B1) and education/training purposes (D1).

The South East Lincolnshire Local Plan deems the site to be within countryside, immediately adjacent to the Boston settlement boundary. There is an existing access onto Swineshead Road. In terms of surroundings, there is residential development to the south, with agricultural land to the west and north.

### DETAILS OF PROPOSAL:

This application seeks full planning permission for the extension and alterations to the existing business and education/ training building on site.

An easterly extension to the existing building is proposed, measuring 10m by 10.1m. The extension will house a further training room whilst extending the existing training floor area.



The height of the extension will match those existing, so the only increase in scale will be in terms of floor space.

After seeking clarification from the agent, it has been confirmed that all materials will match those existing.

Full details of the proposal are shown on the following plans:

- 3111-01 – Site Location Plan;
- 3111-08 Rev A – Proposed Block Plan;
- 3111-09 – Proposed Elevations;
- 3111-10 – Proposed Elevations;
- 3111-11 Rev A – Proposed Floor Layout

### **RELEVANT HISTORY:**

- B/12/0185 - Extension to existing building – Approved on 13/08/2012;
- B/11/0421 - Change the use of former meal house to use for mixed B1 Business/D1 Education & Training purposes – Approved on 11/01/2012;
- B/03/0694 - Change of use of poultry farm to vehicle repairs – Refused on 10/03/2004;
- B/02/0371 - Retrospective change of use of poultry farm to vehicle repairs – Approved on 03/09/2002;
- B/01/0195 - Retrospective Change of Use of poultry farm to, vehicle repairs and proposed MOT Centre and sales – Refused on 21/06/2001. Appeal was subsequently withdrawn.

### **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

#### **South East Lincolnshire Local Plan (2011-2036)**

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;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 7: Improving South East Lincolnshire's Employment Land Portfolio;
- Policy 30: Pollution.

### **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:

- Section 2: Achieving sustainable development;
- Section 4: Decision-making;

- Section 6: Building a strong, competitive economy;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

## **CONSULTATION RESPONSES:**

### **Black Sluice Internal Drainage Board**

Do not object and made the following comments:

- Applicant intends to discharge surface water via soakaways and these should be designed in accordance with BRE Digest 365 or other approved code;
- Consideration should be given regarding the placement and design of any structures so that they do not adversely impact those neighbouring structures;
- Evidence that soakaways will be suitable for the development should be submitted to the local planning authority for their approval;
- If soakaways are not suitable then an alternative scheme should be submitted to and approved by the LPA;
- Existing ground level should not be raised above the level of any surrounding land unless mitigation measures are put in place;
- Generic notes and guidance on access to watercourses and filling in or culverting watercourses.

### **Wyberton Parish Council**

Have no comments or objections.

### **Environmental Health**

Have no objections.

### **Lincolnshire County Council**

Do not object as the proposal involves an existing building and the access and parking arrangements will not be changed, meaning there will be no unacceptable impact on highway safety.

### **Environment Agency**

Have no comments as it was not necessary to consult them.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

## **EVALUATION:**

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

- Principle of development;
- Impact on the character and appearance of the area;
- Impact on amenity;
- Flood risk.

### Principle of development

Policy 1 of the SELLP sets out the settlement hierarchy, stating development will be permitted within the settlement boundaries of the respective settlements providing the proposal supports the designated role of the settlement in which it is to be executed. Applications in the countryside (outside of settlement boundaries) will be approved provided it is necessary to its location and/ or can be demonstrated that it meets sustainable development needs of the area.

Policy 7 states the extension of an existing business outside the allocated sites will be supported where they reuse land and redundant buildings. If there are no suitable buildings capable of conversion, the proposal would be acceptable providing there are no adverse impacts on the amenity, character, highway network or the viability of allocated employment sites.

This proposal is for extensions and alterations to a building within the confines of the business site. The proposal will help provide further training floor space and a further training room to enhance an existing businesses operations. It would not be appropriate/ feasible to locate the proposal outside the existing business site.

It is considered, therefore, that the principle of development has been achieved subject to meeting the other relevant policy requirements.

### Impact on the 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 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.

The proposal is for an extension and alterations to an existing building on site. The extension measures 10m by 10.1m and will match the height of the existing building. The materials used will also match those existing. The extension can be comfortably accommodated on site and will not create the appearance of a cramped development.

It is therefore considered the proposed extension satisfies SELLP Policy 2 and 3.

### Impact on amenity

SELLP Policy 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.

There are dwellings on the southern side of Swineshead Road, opposite the application site. The proposed extension will only increase the width and length of the building, as the height will match that of the existing building. The works are all within the confines of the existing site and it is of an appropriate size and scale. No dwellings, therefore, will suffer from a loss of privacy, outlook or sunlight, in addition to the proposal not being overbearing and would not create overshadowing.

The proposed extension therefore satisfies SELLP Policy 2, 3 and 30 in respect of the effect on residential amenity.

### Flood risk

Policy 4 of the SELLP states 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, it can be demonstrated that essential infrastructure in FZ3a & FZ3b, highly vulnerable development in FZ2 and more vulnerable development in FZ3 provide wider sustainability benefits to the community that outweigh flood risk. Where supported by a site specific flood specific risk assessment a criteria will need to be adhered to.

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.

It is not considered the works would not increase the flood risk in the area or have an adverse effect on surface water. It is considered expedient to attach a planning condition to ensure the drainage system is suitable for the site and to provide opportunity for the application to design an alternative scheme which will ensure the site is appropriately drained.

### **CONCLUSION:**

The proposal is for an extension to an existing building and there will be no adverse impact on the amenity or character of the area. It is, therefore, deemed acceptable.

### **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><b>Reason:</b> Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	The development hereby permitted shall be carried out in strict accordance with the

	<p>application received on 24/11/2020 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment;</li> <li>• 3111-01 – Site Location Plan;</li> <li>• 3111-08 Rev A – Proposed Block Plan;</li> <li>• 3111-09 – Proposed Elevations;</li> <li>• 3111-10 – Proposed Elevations;</li> <li>• 3111-11 Rev A – Proposed Floor Layout.</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>
3	<p>The materials used on the external surfaces of the extension hereby permitted shall match those of the existing building in terms of type, colour, texture and scale.</p> <p><b>Reason:</b> In order to ensure a satisfactory relationship with the character of the host dwelling and the street scene in accordance with the requirements of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>
4	<p>Prior to the commencement of any part of the development above slab level, details of the method of surface water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the approved development and shall be maintained at all times thereafter.</p> <p><b>Reason:</b> To ensure the site is capable that soakaways can sufficiently drain the site and to enable the applicant to present an alternative scheme should it not be feasible which would accord with Policy 4 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>	