

SUMMARY OF APPLICATION			
Application Reference	B/20/0473		
Application Type	Full Planning Permission		
Proposal	Single storey rear extension following demolition of existing conservatory and front porch extension		
Location	15, Burton Close, Boston, PE21 9QW		
Applicant	Mr & Mrs G Stanney		
Agent	Mr Simon Robinson, Studio 21 Design Ltd		
Received Date:	27-Nov-2020	Consultation Expiry Date:	21-Dec-2020
Valid Date:	27-Nov-2020	Statutory Expiry Date:	22-Jan-2021
Date of Site Visit:	---	Extension of Time Date:	N/A
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:	11/01/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on a residential cul-de-sac comprising of detached houses, chalets and bungalows all front onto a large green public open space.

The application dwelling is a detached bungalow with a driveway, grassed area and double garage to the front. There are shrubs to the front and rear garden and a 2 metre high conifer hedge to the eastern boundary and 1.85 metre beech hedge to the western boundary.

DETAILS OF PROPOSAL:

It is proposed to:

- Erect a front porch extension – 3.7m (W) x 2.3m (D) x 4.3m (H to ridge). It is proposed to remove the existing porch, modify the existing door opening and construct the porch with facing brick to match the existing and an oak frame and oak bargeboards with a glazed gable; and
- Demolish the existing rear conservatory and erect a single storey rear extension 4.3m(W) x 4.5m(L) x 2.8m(H). It is proposed to use vertical larch cladding on the external walls and light grey UPVC windows and light grey bi-fold doors.



RELEVANT HISTORY:

There is no recent 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.

Cadent Gas have requested that the contractor contact the Plant Protection before any works are carried out to ensure the apparatus is not affected by the works.

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.

Only the proposed porch will be visible from the public highway, the rear extension will have no impact upon the street-scene. It is considered that the new porch and minor alteration to the window on the front elevation are respectful of the character of the existing dwelling in terms of design and scale. Furthermore, the proposed materials are considered to be in keeping.

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.

No letters from neighbouring properties have been received, however, there are two properties that need to be considered:

- No.14 Burton Close – This single storey property shares the western boundary with the application site and a 1.8m Beech hedge separates the two properties. The single storey rear extension will have no more impact on No.14 than the conservatory currently in place. The proposed rear extension is approximately 4.7m from the boundary and due to the boundary hedging it is not considered to lead to any further impacts in terms of overlooking or loss of privacy. The proposed front porch will have very little impact on No.14 due to the small scale of the design and as it is set back from the front wall of the garage.
- No.150 Spilsby Road – This two-storey property backs onto the application site and is separated by a 2m tall conifer hedge. It is considered that this proposed single storey extension will have minimal impact on No.150 Spilsby Road due to the boundary hedge and the location of the proposed single storey extension. The proposed front porch will not be viewable by No.150.

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 finished floor level of all ground floor accommodation within this property is approximately 150mm above external ground level at the front and 450mm at the rear.
- There will be no additional sleeping accommodation within this proposal.
- The finished floor level of the proposed extensions will match existing levels and as such flood risk will not be affected or more importantly worsened by them.
- Given the location and potential for flooding, the attached Flood Warning and Evacuation Plan is drawn to the attention of the applicant.
- The alterations to this property will not increase the risk to any occupants in the event of a flood, and hence is no worse than existing.

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?		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. Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.			
2. The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced: ▪ 12-428-04 Rev A Proposed Block Plan, Floor Plan and 3D Sketches; ▪ 12-428-05 Rev A Proposed North & West Elevations; ▪ 12-428-06 Rev A Proposed East & South Elevations. 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).			

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

Cadent Gas Response 07/12/2020

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.