

Development Management Delegated Decision Report

B/20/0515



SUMMARY OF APPLICATION

Application Reference	B/20/0515		
Application Type	Full Planning Permission		
Proposal	Erection of a two storey side extension		
Location	Oaklands, Bull Drove, Wrangle, Boston, PE22 9DW		
Applicant	Mr & Ms Mark Driver & Helen Leyland		
Agent			
Received Date:	30-Dec-2020	Consultation Expiry Date:	05-Mar-2021
Valid Date:	11-Feb-2021	Statutory Expiry Date:	08-Apr-2021
Date of Site Visit:	---	Extension of Time Date:	
Objections received?			
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve		
Report by:	Simon Eldred		
Date:	31 st March 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the northern tip of Wrangle Common's settlement boundary and is occupied by a two storey detached dwelling.

To the rear of the site is a small stables with agricultural fields to the north, east and further beyond to the west.

DETAILS OF PROPOSAL:

Planning permission is sought for the erection of a two storey side extension. The extension would provide a garage on the ground floor and bedrooms on the first floor.

The proposed extension measures 5 metres in width by 8 metres in depth and is attached to the northern side of the existing property.

The second floor has been incorporated within the roof space with a dormer window facing onto Bull Drove. The ridge continues from the existing roof and is a cross gable design.



The plans show the installation of a new driveway mainly underneath the canopy of the existing sycamore tree. The driveway comprises gravel on a compacted aggravated base.

RELEVANT HISTORY:

None.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

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 application site is within Wrangle Common's settlement boundary and is otherwise unallocated by the Proposals Map associated with the South East Lincolnshire Local Plan (2011-2036) i.e. SELLP. As such the following policies contained within the SELLP are relevant to this application:

Policy 2: Development Management
Policy 3: Design of New Development
Policy 4: Approach to Flood Risk
Policy 28: The Natural Environment

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:

- Chapter 4. Decision-making
- Chapter 12. Achieving well-designed places
- Chapter 15. Conserving and enhancing the natural environment

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

None.

THIRD PARTY REPRESENTATIONS RECEIVED:

As a result of the publicity no representations have been received.

EVALUATION:

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

- Design and effect on character and appearance of the area
- Effect on amenity
- Flood risk and drainage
- Impact on tree

Design and effect on character and appearance of the area

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

The application site stands at the northern tip of the settlement boundary. The proposed extension is considered to be an appropriate size, scale and design which assimilates with the existing detached property.

The existing property sits back within its plot and as such the proposed extension would harmoniously attach to the property without appearing overly apparent in the streetscene. Although there would be removal of a boundary hedge it is considered the exposure of the new gable end presents a variety of roof lines and shapes to create interest at this gateway site to the village.

It is considered expedient to impose a planning condition to ensure the finishing materials complement the existing property. The proposed extension is considered acceptable and would satisfy SELLP Policy 2 and 3.

Effect 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.

The proposed extension is attached to the northerly side of the existing property. The nearest neighbour is 50 metres to the north beyond the settlement boundary (The Retreat). It is considered the distance is sufficient to mitigate any discernible impact in terms of residential amenity.

The Bungalow, whilst closer to the site, is on the southern side of the existing property and as such it is unlikely the proposed extension would have an effect to their amenity.

It is considered the proposed extension satisfies SELLP policies 2, 3 and 30 in respect of the impact to residential amenity.

Flood risk and drainage

SELLP Policy 4 seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. It identifies the process by which planning applications in Flood Zones 2 and 3 will be considered, and sets out particular requirements for certain types of applications. Development within all flood zones (and development over 1 hectare in size in Flood Zone 1) will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

The application has been supported with a completed Environment Agency form for householder and other minor extension in Flood Zones 2 and 3. The applicant states that the floor levels within the proposed development will be no lower than existing levels and flood

proofing of the development has been incorporated to accord with 'Improving the flood performance of new dwellings' CLG (2007).

It is unlikely the proposed extension would affect the existing means of drainage of the site.

It is therefore considered that the flood risk has been appropriately addressed and the measures to be incorporated would satisfy SELLP Policy 4.

Impact on tree

SELLP Policy 3 seeks existing trees to be incorporated into development proposals, whilst SELLP Policy 28 requires all development proposals to protect the biodiversity value of trees (including veteran trees).

It is noted there is a Sycamore tree to the front of the property. A root protection area has been indicated on the plans showing the proposed extension would be outside of the area of influence.

In respect of the revised driveway the plans show the surface would be gravel stone chippings set over a 200 mm sub base. Given the proposed works would be within the root protection area it is considered care should be taken during excavation and installation. Therefore it is considered expedient to attach planning condition to ensure the works do not harmfully affect the established sycamore tree which has a visual amenity value on the approach into the village.

RECOMMENDATION:

Approve, subject to the following conditions and reasons: -

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 not be carried out except in complete accordance with the following details shown on the submitted plan:</p> <ul style="list-style-type: none">• Drawing Number: DW2102/L/01• Drawing Number: DW2102/SP/02• Drawing Number: SN2048/P/03• Drawing Number: DW2102/P/04• Drawing Number: DW2102/P/05• Drawing Number: SN2048/P/06• Drawing Number: SN2048/P/07

	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 and 3 of the South East Lincolnshire Local Plan (2011-2036).
3	<p>The materials used on the external surfaces of the extensions shall match those of the existing dwellinghouse in terms of type, colour, texture and scale.</p> <p>Reason: 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>No mechanical excavation of land shall take place within the root protection area of the sycamore tree shown on Drawing Number DW2102/SP/02. All excavation for those parts of the development located within the root protection area of the abovementioned tree shall be carried out by hand.</p> <p>Reason: To ensure that appropriate mitigation measures are put in place to safeguard the health of the trees within the site in the interests of visual amenity in accordance with the requirements of Policies 3 and 28 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>	