

Development Management Delegated Decision Report

B/21/0012



SUMMARY OF APPLICATION

Application Reference	B/21/0012		
Application Type	Full Planning Permission		
Proposal	Two storey rear extension		
Location	Fairmile 58 West End Road, Frampton, Boston, PE20 1BT		
Applicant	Mr David Tebbutt		
Agent	Mr Arthur Barton		
Received Date:	15-Jan-2021	Consultation Expiry Date:	16-Feb-2021
Valid Date:	22-Jan-2021	Statutory Expiry Date:	19-Mar-2021
Date of Site Visit:	25-Feb-2021	Extension of Time Date:	09-Apr-2021
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:	22/03/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the south-western side of West End Road which is in the settlement of Frampton West. The site comprises a detached two storey dwelling with a block pave driveway leading up to an integral garage. There are two-storey properties on either side of the site and a Grade II listed care home opposite.

DETAILS OF PROPOSAL:

It is proposed to erect a two storey rear extension to the existing dwelling. The extension will comprise a breakfast/sitting area on the ground floor and two bedrooms, one with an en-suite on the first floor.

The extension will measure 4.8m(W) x 7.6m(L) x 6.8m(H to ridge). It is proposed to use blockwork with cream rendered finish and brown roof tiles and white UPVC windows and doors to match the existing dwelling.

An amended plan has been submitted during the course of the application showing the window that serves bedroom three to be two thirds obscure glazed which will alleviate the issues with overlooking to No.56 but still allow light and some outlook into the bedroom.



RELEVANT HISTORY:

There is no relevant history.

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 2: Development Management;
- Policy 3: Design of New Development; and
- Policy 4: Approach to Flood Risk

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 4: Decision making;
- Section 12: Achieving well designed places; and
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Kirton Parish Council asked for an extension until the 18th February to submit their comments but nothing had been received at the time of writing this report.

Frampton Parish Council have no comments or observations to make.

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 SELLP 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.

The proposal is for the erection of a two storey rear extension which will measure 4.8m x 7.6m with a height that will match the existing dwelling. The proposed extension is to be located nearly central to the rear of the existing dwelling therefore would have a limited presence from the public highway. It is proposed to use roof tiles to match the existing roof and white UPVC to match the windows in the rear of the existing dwelling. The walls are to be constructed in blockwork with a cream render finish which isn't uncommon in the area, there are other examples of rendered properties on West End Road.

Considering the size of the plot and the neighbouring properties, this proposed extension is of an acceptable size, scale and massing.

It will be accessed via the existing kitchen. It is proposed to install two sets of patio doors to the western elevation of the extension and alterations to the existing patio doors in the rear elevation all of which will open up onto the patio area. The first floor of the proposed extension will create 1 double bedroom and a single.

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 SELLP seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

The application site has two-storey dwellings either side. The property to the east (No.56) has a window on the side elevation. The proposed extension has a small glazed window to serve the en-suite and a window for bedroom 3, however, due to the location of the windows in the proposed extension it is considered that the risk of overlooking will be minimal.

The proposed extension will be 6.5m from the boundary shared with No.56, and it is proposed to partly obscure glaze the window that serves bedroom three, this will reduce the risk of overlooking but will let natural light in and therefore it is considered that it will have a minimal impact in terms of over-shadowing, loss of light or harm to outlook. No concerns have been raised by the occupiers of No.56.

To the west side of the application site is No.60, the closest part of the proposed extension is 11m from the side of the neighbouring property and therefore due to the separation distance this extension will not have significant adverse impact upon No.60 in terms of overlooking or loss of privacy.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

Flood risk

Policy 4 of the SELLP 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 SELLP 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.	<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"> • Site Location Plan • DT/2 - Block Plan, Proposed Floor Plans and Elevations • DT/3 Bedroom 3 Window Detail <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>
3.	<p>Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no windows other than those expressly authorised by this permission shall be inserted in the two side elevations of the extension hereby approved i.e. facing No. 56 and 58 West End Road.</p> <p>Reason: To limit the potential for overlooking towards neighbouring dwellings in order to safeguard the privacy of adjoining occupiers in accordance with the requirements of Policies 2, 3 and 30 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.