

Development Management Delegated Decision Report

B/21/0014



SUMMARY OF APPLICATION

Application Reference	B/21/0014		
Application Type	Full Planning Permission		
Proposal	First floor extension above existing garage		
Location	16, Crafton Lane, Boston, PE21 7TZ		
Applicant	Mr Igoris Mkrtumianas		
Agent			
Received Date:	19-Jan-2021	Consultation Expiry Date:	23-Feb-2021
Valid Date:	01-Feb-2021	Statutory Expiry Date:	29-Mar-2021
Date of Site Visit:	04-Mar-2021	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:	Simon Eldred		
Date:	10 th March 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the northern side of Crafton Lane, Boston. It is occupied by: a detached dwelling (predominantly two storeys in height, but with a single-storey element on its eastern side); a gravel-surfaced parking/manoeuvring area and small conifer bushes to its front; and a garden to its rear. It is located on a residential estate, with other dwellings to all sides.

DETAILS OF PROPOSAL:

It is proposed to construct a first-floor extension onto the eastern side of the dwelling, to provide two new bedrooms. It will: be built in red brick and black tiles to match the existing dwelling; match the existing dwelling in roof and eaves height and in the inclusion a gable on its front elevation; and have new first-floor windows in its front, rear and side elevations.

RELEVANT HISTORY:

No recent relevant history.



RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the site as being: within Boston's Settlement Boundary; part of a Housing Commitment; and within the Safeguarding Corridor. The relevant policies of the Local Plan are:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk; and
- Policy 33: Delivering a More Sustainable Transport Network.

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.

CONSULTATION RESPONSES:

No consultation responses have been received.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

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 key considerations in respect to this application are: impacts on the character and appearance of the area; impacts on neighbours' amenity; flood risk; and impacts on the delivery of the Boston Distributor Road.

Character of the area

Policy 2 of the Local Plan indicates that developments will be permitted which will not have a harmful impact upon the character and appearance of the area.

The proposed extension is modest in scale, will be constructed in materials to match the existing dwelling, and incorporates the distinctive gable design of the existing dwelling. It is therefore considered that its impacts upon the building's character will not be harmful. It will not increase the building's footprint, and the majority of the curtilage will therefore remain undeveloped. Existing dwellings in the neighbourhood vary in scale, design and materials, and in this context, it is considered that the proposed extension will not appear alien or out-of-character.

In all, it is considered that the proposal will not harm the area's character or appearance, and that it will therefore meet these requirements of Policy 2.

Neighbours' amenity

Policies 2 and 3 of the Local Plan require the amenities of neighbouring and users to be protected.

The proposed extension affects the eastern side of the dwelling only, and it is therefore considered that it will have no impacts upon the dwelling to the west of the application site, 15 Crafton Lane.

The extension will not approach any closer to the dwellings to the south (1 Crafton Lane) or north (10 Crafton Lane) than does the existing dwelling. It will, however, increase the height of the eastern part of the dwelling and introduce new first-floor windows looking towards these dwellings. Nonetheless, given the substantial separation distances (16m and 20m respectively), it is considered that the proposed extension will have no unacceptable adverse effects upon 1 or 10 Crafton Lane in terms of over-shadowing, loss of light, harm to outlook, overlooking, or loss of privacy.

The dwelling to the east (17 Crafton Lane) has the greatest potential for adverse effects to be felt, given its greater proximity to the extension. Although the extension will increase the height of the host dwelling's eastern elevation by approximately 3.2m, it will not bring it any closer to no. 17 – the two dwellings will remain nearly 8m apart, with no. 17's double garage in the intervening space. No. 17 has only one window in its western elevation that might be affected by the extension, and that is a small first-floor obscure-glazed window, which presumably serves a bathroom or WC. Taking all the above factors into account, it is considered that no unacceptable harm will be caused to 17 Crafton Lane in terms of over-shadowing, loss of light, harm to outlook, overlooking, or loss of privacy.

In all, it is considered that the proposal will not cause unacceptable harm to neighbours' amenity, and that it will therefore meet these requirements of 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 the proposed extension is above the garage and therefore above flood level, and does not increase the ground-floor area of the dwelling.

It is considered that the proposals meet the requirements of Policy 4.

Boston Distributor Road

The application site falls within the Safeguarding Corridor as defined in the South East Lincolnshire Local Plan 2011-2036, where Policy 33 indicates that development will not be permitted if it will prejudice the design of Phase 3 of the Boston Distributor Road.

It is considered that the proposal will not in any way prejudice the design or delivery of the Boston Distributor Road, and that it therefore meets these requirements of Policy 33.

CONCLUSION:

The proposal:

- will have no adverse impacts upon the character and appearance of the area;
- will not have unacceptably severe impacts upon neighbours' amenity;
- is acceptable in flood risk terms;
- will not prejudice the delivery of the Boston Distributor Road; and
- meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

RECOMMENDATION:

GRANT Planning Permission subject to the following conditions and reasons:-

CONDITIONS / REASON	
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 19-Jan-2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • Plan Reference Number TQRQM21028115210145 – Site location plan; • Plan Reference Number TQRQM21028123730956 – Block plan; and • Drawing Number 16CL-004 – Proposed Floor Plans and Elevations. <p>Reason: 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>

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.