

Development Management Delegated Decision Report

B/21/0020



SUMMARY OF APPLICATION

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Application Reference	B/21/0020		
Application Type	Full Planning Permission		
Proposal	Single storey side and rear extensions & alterations to dwelling		
Location	Cherry Blossom Farm, Cragmire Lane, Wrangle, Boston, PE22 9DZ		
Applicant	Mr & Mrs Dow		
Agent	Design & Management.co.uk		
Received Date:	25-Jan-2021	Consultation Expiry Date:	16-Feb-2021
Valid Date:	25-Jan-2021	Statutory Expiry Date:	22-Mar-2021
Date of Site Visit:	25-Feb-2021	Extension of Time Date:	N/R
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:	17/02/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is a single storey bungalow located in the countryside and has only one adjacent property to the north west of the site (Cherrydene).

DETAILS OF PROPOSAL:

It is proposed to erect a single storey side extension measuring 4.9m(W) by 12m(L) by 4.6m(H) to create a kitchen with lobby, w.c. and utility. Permission is also sought for an extension to the front elevation to create a conservatory measuring 4.6m(W) by 3m(D). The roof height of both extensions will not exceed the existing roof height.

It is proposed to use red facing brick, interlocking concrete tiles and white UPVC doors and windows, all of which match the existing dwelling.

RELEVANT HISTORY:



B/17/0136 Application for a Lawful Development Certificate to confirm that the continued occupation of Cherry Blossom Farm contrary to Condition 3 (agricultural habitation condition) attached to planning permission B21/0611/95 is lawful.
Granted - 17/05/2017

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; 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:

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:

- Principle of development;
- 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.

The proposed conservatory will be located on the front elevation of the bungalow and therefore will be clearly visible from the public highway. It will enable access to the lounge and will provide light and views of the open countryside. The conservatory is to be constructed of brick to match the existing dwelling and white UPVC with a pitched roof and is considered to be respectful of the character of the existing dwelling and the local area.

This application is for a single storey side extension and a single storey front extension. The side extension is to measure 4.9m at its widest point which is at the rear elevation by 12m whilst matching the height of the existing dwelling. The front conservatory extension measures 4.6m x 3m. Both extensions are to be constructed in materials to match the existing dwelling.

It is considered that the proposed side and front extensions are of an appropriate size, scale and massing against the adjacent dwelling without having an adverse effect to its setting. It is acknowledged that it will be slightly visible from the public highway, however, the proposal would have limited impact and would not harm the visual amenity of this rural area.

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.

Cherry Dene is to the north-east and is the only neighbouring property sharing a boundary with the application site. This proposal is for a single storey side and front extension so it is considered that due to the location of these single storey extensions and the location of the neighbouring two storey dwelling, there will not be any impact on overshadowing or loss of light.

The proposed side extension will protrude out 3.5m from the southern part of the rear elevation of the existing dwelling and there is a window to be installed that serves the utility room which is considered to not be a habitable room. As such, there is no increase of overlooking to the neighbouring property than the existing window in the rear elevation.

The proposed front extension will not be viewable from the neighbouring property so it is considered that it will not have a negative impact on the neighbour's amenity.

There are no other neighbouring properties to consider due to the rural location of the application site.

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 proposed floor levels will be no lower in relation to ODN than the existing and that as far as possible the structure is of Flood Resilient Materials. The applicant will sign up to the Environment Agency's early flood warning, if necessary.

It is therefore 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 1, 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"> ▪ 1:500 Existing & Proposed Site Layout ▪ Dec 2020 Proposed Elevations ▪ Dec 2020 Proposed Layout <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>The materials to be used on the external faces of the proposed development shall be of a similar appearance in size, colour and texture to those used on the existing building.</p> <p>Reason: To ensure that the new work matches the existing in the interests of visual amenity in accordance with Policies 2 and 3 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.