

# Development Management Delegated Decision Report

B/21/0024



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0024		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Proposed rear 2.5 storey extension		
<b>Location</b>	55, Sleaford Road, Boston, PE21 8EX		
<b>Applicant</b>	Mr S Pagden, c/o Neil Dowlman Architecture Ltd		
<b>Agent</b>	Mr Neil Dowlman, Neil Dowlman Architecture Ltd		
<b>Received Date:</b>	25-Jan-2021	<b>Consultation Expiry Date:</b>	23-Feb-2021
<b>Valid Date:</b>	02-Feb-2021	<b>Statutory Expiry Date:</b>	<b>30-Mar-2021</b>
<b>Date of Site Visit:</b>	25-Feb-2021	<b>Extension of Time Date:</b>	N/R
<b>Objections received?</b>	None		
<b>5 day notification record:</b>	N/A		
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Refuse Planning Permission		
<b>Report by:</b>	Emma Dennis		
<b>Date:</b>	01/03/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is on the north side of Sleaford Road. This part of Sleaford Road contains a mixture of detached, semi-detached and terrace properties of different designs all of which have off-street parking.

The site is a semi-detached two-storey property with a small driveway to the front boundary of the property. To the rear is a large walled garden which backs onto properties on Sydney Street.

There are protected trees on the boundary shared with No.53A Sleaford Road.

### DETAILS OF PROPOSAL:

It is proposed to erect a two and a half storey extension measuring 15.5m (L) x m(W) to the rear of the property to create:

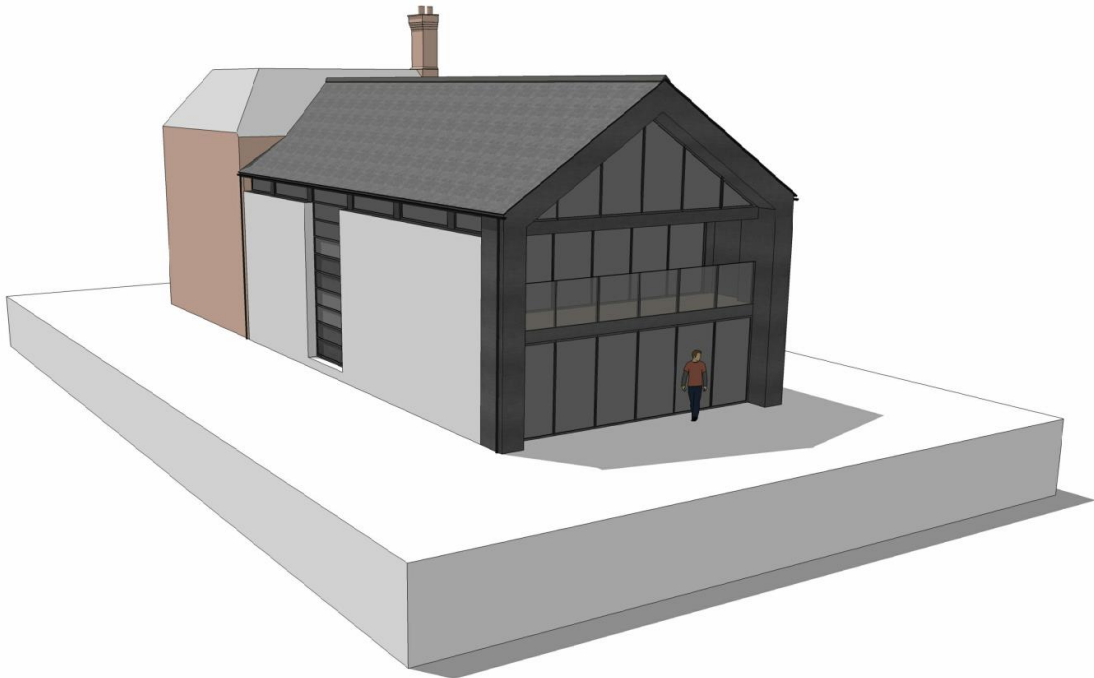
- Ground floor: Erect a large open plan kitchen/dining and living area, convert the existing pantry into a boiler room, the existing dining room into a wet room and the existing lobby and cellar access into a utility room.
- First floor: Erect a master bedroom with en-suite and dressing room and convert the existing bathroom and WC into bedroom 4 with en-suite.



- Second floor: Bedrooms 5 and 6, both with dressing rooms and en-suites.

It is proposed to construct the extension in a modern style, the walls are to be completed in an off-white render with slate roof to match the roof on the existing dwelling. Dark grey zinc cladding is to be added to the end of the extension on the west, east and northern elevations.

It is proposed to insert a 2.2m wide grey powder coated aluminium window which will run vertically from ground to eaves in the eastern elevation which will serve the kitchen on the ground floor and bedroom 4 on the first floor.



There is to be high level grey powder coated aluminium windows which run along the eastern elevation on the first floor to serve the master bedroom, bedroom 4, and en-suite. The only windows proposed for the second floor are from the rear elevation which will serve bedroom 5 and 6. There are no windows proposed for the two dressing rooms or en-suites on the second floor. The rear elevation is fully glazed with a dark grey cladding to each side and a glass balcony on the first floor which is accessed from the master bedroom. There are no windows proposed in the western elevation.

### **RELEVANT HISTORY:**

There is no recent relevant planning 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
- 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:**

No consultation responses have been received at the time of writing the report.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

An email was received on the 5<sup>th</sup> February from 53B Sleaford Road requesting more time to make representation, however, nothing has been received since then.

## **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.

Although this two and a half storey extension is proposed to be at the rear of the existing dwelling there will be a fleeting view of it from the public highway. The rear garden of the application site is of a generous size for the area, however the addition of this large rear extension would bring the mass of this extension much closer to the boundary of the two neighbouring properties causing the proposed to be unacceptable in terms of size, scale and massing.

Taking into account the character of these two semi-detached properties, the design of this large two and a half rear extension would appear incongruous and does not adequately reflect the character and appearance of the immediate residential development. The western elevation, which faces the neighbouring attached property, would consist of a 15ft long x 8.2m high wall with no architectural detailing or features.

The layout of the rooms on the first floor shows that there are no windows to serve the bathroom, en-suite and a dressing room and on the second floor the two en-suites and dressing rooms would not have windows either.

The proposed extension would not adequately reflect the character and appearance of the immediate residential environment and certainly does not represent innovative or high quality design. As such given the above, it is considered the proposal would conflict with SELLP 2 and 3 and paragraphs 127 and 130 of the NPPF.

### **Impact on residential 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.

Furthermore, paragraph 127 of the NPPF (2019) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

#### *Effect on 53A Sleaford Road*

No.53A Sleaford road is a detached property to the east of the application site. There are 2 obscure glazed bathroom windows that look over to the application site and while it is considered that this proposal will not create a loss of privacy or overlooking it will overshadow and create a reduction in the amount of natural light that enters that room as the side of this two and a half storey extension is 5m high within 5 metres from the western elevation of No.53A.

#### *Effect on 57 Sleaford Road*

No.57 Sleaford road is attached to the application property and the proposed extension would create a 5.3 metre high wall to the eaves on the shared boundary between the two properties. The proposed side of the extension would create an oppressive and overbearing form of development thereby significantly harming the amenity of 57 Sleaford Road. Furthermore, given the overall length is approximately 15m on the shared boundary the oppressive impact would be of significance to the whole of the rear of the property and the immediate rear garden space.

The window in the rear of No.57 serves a bedroom and looks out on to the rear garden. It is noted that there are no windows proposed in the western elevation of the extension so loss of privacy or overlooking would not be an issue for No.57 however the size and scale of this proposed extension would lead to an unacceptable and negative harm to outlook.

It is considered the proposed extension would be significantly detrimental to the amenity of the current occupiers and any future occupiers of No.57.

The rear elevation of the proposed extension will create a degree of overlooking into the gardens of No's 57 and 53A as there is a glass balcony on the first floor and the second floor would be 5m above ground level and this would adversely affect the overall enjoyment of the rear gardens of these neighbouring properties.

In all, it is considered that the proposed rear extension will have unacceptably severe impacts upon the amenities of No.57 and 53A, contrary to the requirements of Policies 2 and 3 of the South East Lincolnshire Local Plan.

### **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.

### **Other matters**

It is noted that the boundary wall to the rear of the property has been recently been re-built higher than the original wall without planning consent.

### **CONCLUSION:**

The construction of an extension is acceptable in principle and in flood risk terms. However, it is considered that the design of the extension would appear incongruous and would not adequately reflect the character and appearance of the existing dwelling and the surrounding residential area. This proposed extension will also have an unacceptably severe impact upon the amenity of No.57 and 53A Sleaford Road in terms of overshadowing, loss of light and outlook.

As a consequence, it is considered that the proposal is contrary to Policy 2, 3 and 30 of the South East Lincolnshire Local Plan 2011-2036 and Section 12 of the National Planning Policy Framework.

Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchases Act 2004, the proposal is recommended for refusal.

### **RECOMMENDATION:**

Refuse planning permission for the following reason:

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1.	The proposed extension, by reason of the size, scale and resultant massing given the close proximity to the neighbouring property attached (No.57) and No.53A, will result in an inappropriate and un-neighbourly form of extension which will create an oppressive form of development which will have an unacceptable reduction in daylight, sunlight and outlook to the neighbouring properties. Taking the overall length into account there would also be a significant reduction in light and an overbearing presence to the immediate rear garden area of 57 Sleaford Road. Furthermore, the size, scale and design of the proposed extension would fail to relate

	to the existing property and appear incongruous and does not adequately reflect the character and appearance of the immediate residential development. As a consequence, the proposed extension is contrary to the provisions of Policies 2, 3 and 30 of the South East Lincolnshire Local Plan 2011-2036.
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<b>INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE</b>	
<u><b>STATEMENT OF PROACTIVE WORKING:</b></u>	
<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>	
<p>This application has been considered against the following plans and specifications within:</p> <ul style="list-style-type: none"> <li>▪ Site Location Plan</li> <li>▪ B/3468-1001 Existing Floor Plans</li> <li>▪ B/3468-1002 Existing Block Plan &amp; Elevations</li> <li>▪ B/3468-2003 Rev B Proposed 3D Perspective Plan</li> <li>▪ B/3468-3001 Proposed Block Plan &amp; Floor Plans</li> <li>▪ B/3468-3002 Rev A Proposed 1st &amp; 2nd Floor Plans</li> <li>▪ B/3468-3003 Proposed Elevations &amp; Section</li> <li>▪ Flood Risk Assessment</li> </ul>	