

# Development Management Delegated Decision Report

B/21/0033



## SUMMARY OF APPLICATION

Application Reference	B/21/0033		
Application Type	Full Planning Permission		
Proposal	Single storey side extension onto previous extension		
Location	3 Chapelgate, Kirton End, Boston PE20 1NJ		
Applicant	Mr & Mrs Brown		
Agent	Mrs Jenny McIntee, JMAD Architecture		
Received Date:	27-Jan-2021	Consultation Expiry Date:	22-Feb-2021
Valid Date:	27-Jan-2021	Statutory Expiry Date:	24-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:	24/02/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is located at the end of a small private road serving 4 large executive style properties which junctions with Ralphs Lane. The site is within the Kirton End settlement boundary.

The application site contains a large detached two-storey dwelling with double garage and annexe accommodation above and behind the garage, all set in a large landscaped garden.

### DETAILS OF PROPOSAL:

It is proposed to erect a single storey side extension to the north elevation of the garden room to create a pottery studio.

The extension is 3.2m(W) x 3.6m(D) x 3.5m(H). It is to be constructed in Marshalls Cheshunt multi bricks and white UPVC windows and doors which match the existing dwelling and Sandtoft 20-20 red plain red roof tile which are of a similar appearance.

### RELEVANT HISTORY:



B/01/0284 Construction of two detached houses, double garage and access road  
Withdrawn – 27/07/2001

B/01/0424 Construction of two detached houses, double garage and access road  
Granted – 24/09/2001

B/07/0703 First floor extension above existing garage and two-storey extension to the rear of the existing garage to form annexe accommodation.  
Granted – 24/01/2008

### **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:**

Kirton Parish Council have no objections.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged it is considered that the proposals would not result in an unacceptable impact on highway safety, therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

### **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 a single storey side extension, measuring 3.2m x 3.6m, to the existing garden room and is to be accessed via the side gate. Access to the extension is via an external door only which is in the eastern elevation and a window in the north and western elevations. It is to be constructed in materials to match the existing dwelling.

It is considered that this extension is an appropriate size, scale and massing against the existing dwelling. Only the roof will be visible from the front of the property due to the boundary hedge and the location it is to be constructed. As the application site is on a private drive, no part of the extension will be visible from the public highway.

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 only dwelling which has the potential to be impacted by this proposal is No.4 which is north-east of the application site. The proposed extension does include a window facing out to the rear garden of No.4. However, due to the boundary hedge and distance between the proposed extension and No.4 it is considered that this will not have any adverse impacts in terms of overlooking, loss of privacy, overshadowing, loss of light or outlook.

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:

- The use of the extension is not for sleeping accommodation.
- The floor level will be no lower than the rest of the ground floor of the house.
- The proposed extension does not increase the flood risk elsewhere.
- The property will be registered for flood warnings.

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><b>Reason:</b> 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"><li>• 20166 01 Location Plan;</li><li>• 20166 02 Site Plan as Proposed;</li><li>• 20166 04A Proposed Plan, Elevations and Preliminary Section.</li></ul> <p><b>Reason:</b> 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>

## **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.