

# Development Management Delegated Decision Report

B/21/0036



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0036		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Two-storey side extension		
<b>Location</b>	4, Cheethams Lane, Pelhams Lands, Lincoln, LN4 4QS		
<b>Applicant</b>	Mr William Rodgers		
<b>Agent</b>			
<b>Received Date:</b>	28-Jan-2021	<b>Consultation Expiry Date:</b>	22-Feb-2021
<b>Valid Date:</b>	01-Feb-2021	<b>Statutory Expiry Date:</b>	<b>29-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>			
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Grant Planning Permission		
<b>Report by:</b>	Emma Dennis		
<b>Date:</b>	10/03/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is located outside of any defined settlement boundary and is located in open countryside. The plot is the end of a pair of semi-detached properties which includes a large front garden and driveway for several cars and a large side/rear garden which has views over the countryside.

### DETAILS OF PROPOSAL:

It is proposed to erect a two storey side extension consisting of a bathroom and cloakroom on the ground floor and a bedroom and en-suite on the first floor. Permission was granted in 2007 for a two-storey side extension which was not completed, this application will increase the width of the previously approved two-storey extension by 1910mm.

An amended plan was requested and submitted on 24<sup>th</sup> March changing the front elevation at ground floor to include a window to break up the blank wall, this amended plan also slightly changes the layout of the ground floor.

It is proposed to use brown interlocking roof tiles, wood effect PVC windows and doors and black PVC-U all of which match the existing and render the walls which will match the existing front porch.



## **RELEVANT HISTORY:**

B/07/0547 Construction of a single storey rear extension, two storey side extension and detached garage.

Granted – 13/11/2007

## **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; and
- Policy 3: Design of New Development.
- Policy 30: Pollution

## **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; and
- Section 12: Achieving well designed places.

### **National Planning Practice Guidance (PPG)**

## **CONSULTATION RESPONSES:**

Holland Fen with Brothertoft have no objections to this application.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received at the time of writing the report.

## **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 two-storey side extension to create a bathroom and cloak room on the ground floor and a fourth bedroom with en-suite on the first floor. The extension will measure 5.3m x 4.6m and will have a pitched roof to match the main dwelling, however, the roof on the extension will be 1.2m lower than the roof height on the main dwelling.

Design is a material consideration for this proposal and although the extension will be viewable from the public highway it is considered that it is a relatively modest in size and scale. It is proposed to use matching materials to match the main dwelling, including the rendered finish which will help in assimilation.

It is noted that the front elevation has been amended from the original design, this was requested from a design aspect to break up the front elevation which is viewable from the public highway. The amended plan shows three narrow vertical windows which will now serve the hallway which leads to the ground floor bathroom. Although the style of window proposed leaves a lot to be desired, it does enhance the front elevation at ground floor and wouldn't be a strong enough reason to refuse this application.

To conclude, it is considered that this proposal is in accordance with SELLP policies 2 and 3.

### **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.

The proposed two storey side extension is located at the opposite end of the property away from the adjoining neighbouring property (No.3). As this is the end dwelling the only other views from the application site are open agricultural land so No.3 is the only property that needs to be considered.

The proposed extension has a dormer window in front elevation but due to the rural location it will not have an impact on any neighbouring properties. There is a rear Juliet balcony proposed which will look over the occupant's garden. However, due to the location of the balcony and the rear wall of bedroom 2, the risk of overlooking and loss of privacy to No.3 would be minimal.

In all, therefore it is considered that the proposal will not have unacceptably severe adverse impacts upon the amenity of the occupiers of No.3. Therefore it is considered to accord with SELLP Policies 2 and 3.

### **Flood Risk**

SELLP Policy 4 seeks to ensure that new development is not unnecessarily exposed to flood risk, and does not increase flood risk elsewhere. It identifies the process by which planning applications in Flood Zones 2 and 3 will be considered, and sets out particular requirements for certain types of applications. Development within all flood zones (and development over 1 hectare in size in Flood Zone 1) will need to demonstrate that surface water from the development can be managed and will not increase the risk of flooding to third parties.

The applicant confirms, supported by the submitted plans that the finished floor level will match the existing floor level and that the property will sign up to the EA's Flood Warning Notification System.

It is therefore considered the risk of flooding is no less than the existing property. As such SELLP Policy 4 has been addressed.

### **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:-

<b>CONDITIONS / REASONS</b>	
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>▪ RO-01 Site Location Plan</li> <li>▪ RO-03 Proposed Site Block Plan, Floor Plans, Elevations, Roof &amp; Sections Plan - Rev A</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>

<b>INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE</b>
<p><b><u>STATEMENT OF PROACTIVE WORKING:</u></b></p> <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>