

Development Management Delegated Decision Report

B/21/0040



SUMMARY OF APPLICATION

Application Reference	B/21/0040		
Application Type	Full Planning Permission		
Proposal	Single storey rear extension following demolition of existing extension		
Location	Larklands, Station Road, Hubberts Bridge, Boston, PE20 3QR		
Applicant	Hutchison & Maresova		
Agent	David Biggadike, DC Architectural Services Ltd		
Received Date:	01-Feb-2021	Consultation Expiry Date:	05-Mar-2021
Valid Date:	12-Feb-2021	Statutory Expiry Date:	09-Apr-2021
Date of Site Visit:	25-Feb-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record:	N/R		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Grant Planning Permission		
Report by:	Emma Dennis		
Date:	22/03/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located in the settlement of Hubberts Bridge which is three miles west of Boston.

The site consists a mid-terrace cottage with access to the property at the front. Access to the rear of the property is via a driveway at the side of the end terrace (Riverside), which also serves other residential properties and two large lakes.

DETAILS OF PROPOSAL:

It is proposed to remove the existing rear brick/render kitchen extension and erect a rear extension to create a kitchen/dining area which will measure 5.1m(L) x 4.8.(W) with a flat roof height of 2.7m and rear porch measuring 1.m(W) x 2m(L) x 2.7m (H).

It is proposed to use white painted brickwork and render for the walls and fibreglass flat roof with white UPVC window and doors which will match the existing property. It is also proposed to install a double glazed glass rooflight over the dining room.



RELEVANT HISTORY:

There is no recent history on this site.

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:

Frampton Parish Council have no comments or observations to report.

THIRD PARTY REPRESENTATIONS RECEIVED:

The occupant of Moji Cottage (immediate next door neighbour) has no objections to the current plans.

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.

This proposal is at the rear of this existing cottage and will not be seen from the public highway. The extension is to replace the extension that is currently in place and will only add a small addition to the existing footprint. It is proposed to be constructed in materials to match the existing dwelling. It will therefore not have any harmful impacts upon the area's character or appearance.

It is considered that the proposed extension is an appropriate size, scale and massing against the existing property and the neighbouring dwellings without having an adverse effect to their setting.

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 application site adjoins dwellings either side and the potential impacts have been carefully considered.

Moji Cottage is attached to the north-east side of the application site and is separated at the rear by a fence. This proposal will extend the existing rear kitchen wall, which is a wall shared by the two properties, by 2metres to create the rear porch. As such it is considered the proposed extension would not significantly reduce the amount of light to the neighbouring property or have a significant harmful impact on the rear outlook. The roof height will not exceed the existing roof and there will be no windows overlooking Moji Cottage. The new door into the porch is in the south-west elevation which is away from this adjoining property. It is to be noted that the occupier of this neighbouring property has no objection to this proposal.

Lakeside is the property attached to the south western side, there are no windows proposed in the elevation facing this neighbouring property. The access into the new porch will face the rear garden of Lakeside but as there is an existing 2m boundary fence it is not considered that this would cause an issue of overlooking or loss of privacy. The proposed extension is to be approximately 0.5m away from the boundary shared by these two properties which is approximately the same as the rear extension at Lakeside.

The neighbouring property is on the southern side to the application site. As such it is considered that this proposed rear extension will not have any unacceptable impacts on the neighbour's amenity in terms of overbearing, overshadowing, loss of light or privacy. Therefore 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 flood risk assessment which includes 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. The FRA also confirms that there is a low risk of flooding from rivers and seas and a very low risk of surface water flooding.

Therefore it is considered that the proposal meets 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>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> <p>DC/597H/02 Rev E Site Plan, Block Plan & Proposed Plans & Elevations</p> <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>

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