

Development Management Delegated Decision Report

B/21/0046



SUMMARY OF APPLICATION

Application Reference	B/21/0046		
Application Type	Full Planning Permission		
Proposal	Single storey side extension		
Location	5, Rowan Fields, Freiston, Boston, PE22 0NP		
Applicant	Mr Peter Stanney		
Agent	Mr Arthur Barton		
Received Date:	03-Feb-2021	Consultation Expiry Date:	26 Feb-2021
Valid Date:	03-Feb-2021	Statutory Expiry Date:	31-Mar-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:	19/03/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on a private drive and consists of a large detached dwelling on a small private estate comprising five detached dwellings in total.

To the north of the application site are open fields.

DETAILS OF PROPOSAL:

It is proposed to erect a single storey side extension with a pitched roof. The extension measures 8.2m(L) x 4m(W) with a roof height of 4.4m (to the ridge). It is also proposed to brick up non-essential windows in the side elevation which serve the lounge and the master bedroom to make way for the proposed extension and pitch roof.

It is to be constructed in red brick with a grey tile roof and white UPVC windows and doors, all of which match the existing dwelling.

RELEVANT HISTORY:



B/00/0027 Variation of Condition No.1 attached to Outline Planning Permission B12/0576/95 for residential development granted on 28 January 1997 to allow for an extension of the time period for a further 3 years before submission of Reserved Matters.
Granted – 30/03/2000

B/01/0243 Construction of a house, detached double garage and new vehicular access.
Granted – 26/06/2001

B/01/0531 Construction of a house with attached garage.
Granted – 14/11/2001

B/03/0145 Construction of 4 houses and associated garages.
Granted – 22/05/2003

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:

Freiston Parish Council have no objections.

Witham Fourth District IDB have requested that they are to be contacted if any changes to the surface or treated water disposal arrangements than stated in the application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations had 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 application site is located on a private driveway, however the proposed extension would be viewable from Butterwick Road which is a public highway. The design and materials would match the existing dwelling and it is considered that the size, scale and massing is appropriate against the main dwelling without having an adverse effect to its setting.

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 only dwelling which has the potential to be impacted by this proposal is No.1 Rowan Fields which is 25m to the east of the application site. There are two windows proposed in the front elevation of the extension but due to the separation distance and the boundary fence of No.1, this proposal will not be significantly detrimental to the neighbour's amenity as it is considered there will not be significant levels of overlooking, overbearing or overshadowing.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2, 3 and 30.

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.

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> <ul style="list-style-type: none"> ▪ Site Location Plan ▪ PS/1 Block Plan, Existing & Proposed Floor Plans & Elevations & Section <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>