

Development Management Delegated Decision Report

B/21/0051



SUMMARY OF APPLICATION				
Application Reference	B/21/0051			
Application Type	Full Planning Permission			
Proposal	Two storey rear extension			
Location	69, Manor Gardens, Boston, PE21 6JJ			
Applicant	Mrs C Rate			
Agent	Mr Nick Overton, NiCAD Consultancy Services			
Received Date:	05-Feb-2021	Consultation Expiry Date:	07-Apr-2021	
Valid Date:	08-Feb-2021	Statutory Expiry Date:	05-Apr-2021	
Date of Site Visit:	04-Mar-2021	Extension of Time Date:	16-Apr-2021	
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:	08/04/2021			

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on a corner plot within an residential estate, residential dwellings are to the north, east and west and Boston College Ingelow Centre is to the rear.

The site contains a detached two storey dwelling house with a detached garage at the rear. There is a 2m high fence around the side and rear of the site.

DETAILS OF PROPOSAL:

It is proposed to This application seeks permission for a two-storey rear extension. The extension will measure 4.7m(L) x 6.8m(W) and will add a kitchen diner on the ground floor and a bedroom with en-suite and a bathroom on the first floor. A window is to be inserted on the western elevation on the first floor of the existing dwelling which will serve an existing bedroom.



It is proposed to use facing brick and concrete tiles to match the existing dwelling and UPVC windows and doors which will also match the existing.

An amended plan was submitted on 17th March to include the 2m high boundary fence which has already been erected around the western part of the application site.

RELEVANT HISTORY:

There is no recent 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; 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:

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.

Lincolnshire County Council were consulted on the original submission and 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. A reconsultation was sent on the 17th March and a response chased up on 8th April but no response has been received at the time of writing this report.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received for the original submission or the amended plan.

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 for a two storey rear extension which measures 6.8m by 4.7m with the roof height being slightly lower than the existing roof. It is considered that the proposed extension is an appropriate size, scale and massing against the adjacent properties without having an effect to their setting. The proposed extension will be viewable from the public highway however, due to the materials matching the existing dwelling it is considered that the proposed rear extension will be in keeping with the character of the existing dwelling and will not harm the character or appearance of the local area.

This proposal now includes the erection of a close boarded 2 metre fence which has been erected on the western elevation at the front of the property and leads up to the edge of the public footpath then runs along the boundary line up to the southern corner of the garage.

It is noted that No.54 Rowley Road has erected a very similar fence around the boundary line up to the public pathway. This property is on the corner of Manor Gardens and is clearly viewable from the application site. The fence encloses the side and rear garden of the application site and while it is clearly visible from the public highway, the close boarded fence is not an uncommon style of fence in this area and matches the one built at No.54 Rowley Road. We have not received any neighbour complaints regarding this fence and the site visit did not show any issues regarding highway safety due to the fence, it is therefore considered this fence is not severe enough to refuse this application.

To note the fence at No.54 Rowley Road has been in place since approximately 2014, thus making it exempt from enforcement action.

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 proposed two-storey rear extension does include a window in the eastern elevation but this window serves a bathroom therefore will be obscure glazed which will alleviate the risk of overlooking to No.68. The side wall of the proposed extension will be 5.3m from the side wall of No.68 and as this neighbouring property rear wall is set further back, the rear wall of the extension is only set back 1.6m than that of No.68. It therefore considered that this proposal will not have any harmful impacts upon No.68 in terms of overlooking, overshadowing, or harm to outlook.

The proposed new window in the existing western elevation of the first floor will serve an existing bedroom, this window will look out to the properties on the other side of Manor Road (No's 6, 7& 8) however, due to the separation distance of approximately 23m it is

not considered that there will be any harmful overlooking which might impact upon the privacy of the occupiers of 6, 7 or 8 Manor Road.

To the rear of the application site is Boston College Ingelow Centre, which is a two storey building which provides support to students with additional support needs from Boston College. The two storey rear extension will bring the back wall of the property out by 4.7m, and the first floor of the extension will include 1 first floor bedroom window and an en-suite window which will face the rear of the Ingelow Centre but due to the distance in separation of 40m (this is from the rear wall of the extension) it is not considered to create a significant level 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 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 confirms that the application site is within Flood Zone 3 and that it is in an area that is capable of receiving flood warnings and it is advised that the occupier contacts the Environment Agency to register the property, a provision of a flood kit and emergency and evacuation plan are recommended and an effective surface water drainage system including limiting impermeable surfaces and consideration of permeable paving, water retention systems. 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. The development hereby permitted shall be begun before the expiration of four years from the date of this permission. Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.			
2. The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced: <ul style="list-style-type: none">▪ 21/MG/03 Existing and Proposed Layouts▪ 21/MG/04 Existing & Proposed Elevations▪ Block plan showing fence location, dated 17th March			

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.

**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.