

Development Management Delegated Decision Report

B/21/0055



SUMMARY OF APPLICATION			
Application Reference	B/21/0055		
Application Type	Full Planning Permission		
Proposal	Single storey side and rear extension following demolition of existing garage		
Location	33, Park Road, Boston, PE21 7JW		
Applicant	Mr & Mrs I Shooter		
Agent	Mr Adrian Fox, AF Architecture		
Received Date:	09-Feb-2021	Consultation Expiry Date:	03-Mar-2021
Valid Date:	09-Feb-2021	Statutory Expiry Date:	06-Apr-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:	22/03/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is a double fronted two-storey detached dwelling located on the west side of Park Road. There is a gravel driveway that leads up to a prefabricated garage at the side of the property.

The property is constructed of mainly brick to the front elevation and render to the side and rear. Park Road is a mixture of detached and semi-detached houses and bungalows all of different size and design.

DETAILS OF PROPOSAL:

It is proposed to demolish the existing prefabricated garage and erect a single storey side and rear extension to create a large living area with a games room and office which will measure 7.5m(W) by 6.1m(L), roof height is to be 4.5m (to ridge) and a new entrance porch 2.2m by 2.2m.

It is proposed to use the same facing brick to match the front elevation and roof tiles to match the existing roof. The proposed windows and doors are to be white UPVC.



RELEVANT HISTORY:

B/04/0043 Two storey side and rear extension.
Granted – 18/03/2004

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 consent from the applicant is required to discharge the surface and treated water to a watercourse, to culvert, pipe or bridge the watercourse and if there are any changes to the disposal arrangements stated in the application then they are to be contacted.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that 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 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.

This proposed extension is to be constructed in materials that match the existing dwelling. The extension will replace a prefabricated garage, which is constructed of materials that do not match the dwelling. Therefore it is considered the proposed extension would reflect a better design and is more in keeping with the existing property and the area.

While the size and scale of this extension is generous it is only single storey and due to the layout of the site and position of the house, it will only be partially viewable from the public highway. The extension is to be built on the same part of the garden as the garage was located so this proposal will not take up too much more of the curtilage.

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 extension does not include any windows in the side elevation. The proposed porch would bring the entrance to the neighbouring property (No.35) 2.2m closer, however, the porch does not look straight onto the neighbouring property and is set back 7m from the neighbour's entrance door.

Taking into account the size, scale and height it is considered the proposed extension will not be significantly detrimental to the neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to the adjacent properties.

Consideration has been given to a bungalow (No.46), which is opposite the application site. It will have full view of this extension but due to the distance in separation and the extension being single storey with one window in the front elevation that serves the games room, it is not considered to have a negative impact in terms of overlooking or loss of privacy any more than the existing dwelling.

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 occupant will sign up to the Environment Agency's free warnings direct system.
- The proposed extension will not incorporate any ground floor sleeping accommodation and therefore risk to occupants is not worsened by the proposal.

- The finished floor level will be approximately 150mm above external ground floor level – no lower than the existing ground floor.

The proposal has no adverse impact or associated risk to occupants in relation to flooding. 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"> • 21/195/Ex-01 Site Location & Block Plan, Existing Plans & Elevations • 21/195/Pr-01 Proposed Block Plan and Proposed Plans & Elevations <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>