

Development Management Delegated Decision Report

B/21/0057



SUMMARY OF APPLICATION

Application Reference	B/21/0057		
Application Type	Full Planning Permission		
Proposal	Extension to existing garage		
Location	10 Ancaster Lodge, Meeres Lane, Kirton, Boston, PE20 1PS		
Applicant	Mr John Clarke		
Agent	Mr David Bradley		
Received Date:	08-Feb-2021	Consultation Expiry Date:	09-Mar-2021
Valid Date:	12-Feb-2021	Statutory Expiry Date:	09-Apr-2021
Date of Site Visit:	02-Mar-2021	Extension of Time Date:	----
Objections received?	No		
5 day notification record:	Not applicable		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Full Planning Permission		
Report by:	Grant Fixter		
Date:	30/03/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located off Meeres Lane, Kirton and comprises the dwelling Ancaster Lodge with its associated garage and curtilage. There is frontage development on both sides of the road, all of which have long set back gardens. To the rear of Ancaster Lodge is a small garage which is the main subject of this application. The garage measures 2.5m to the eaves and 3.7m to the ridge and comprises white painted brick external walls and grey corrugated sheet roofing.

DETAILS OF PROPOSAL:

This proposal seeks full planning permission for the extension to the garage at 10 Ancaster Lodge.

From the submitted plans, the proposal will measure 2.5m to the eaves and 3.5m ridge, which is a slight reduction in height compared to that existing. The proposed extension would lead to the garage measuring approximately 4m in width and 12m in length.

Both the existing and proposed external walls will comprise white painted brick, whilst the roofing will go from grey corrugated sheeting to grey concrete tiles.



Full details of the proposal are shown on the following plan:

- 2056/1D – Location Plan, Existing and Proposed Block Plan, Existing and Proposed Elevations.

RELEVANT HISTORY:

- B/20/0441 - Application for a Lawful Development Certificate to confirm that the proposed extension to the existing garage is lawful – Approved on 05/01/2021;
- B/00/0378 - Construction of Conservatory extension – Approved on 13/09/2000.

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;
- 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;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

CONSULTATION RESPONSES:

Kirton Parish Council

Have no objections.

Black Sluice Internal Drainage Board

Did not respond.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

The key considerations in regard to this application are set out below:

- Impact on the character and appearance of the area;
- Effect on amenity; and,
- Flood risk.

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The site benefits from a Lawful Development Certificate to confirm that the proposed extension to the existing garage is lawful. The proposed extension was deemed permitted development and measured 4m x 12m and 2.5m in height with a flat roof.

This proposal measures 4m x 12m and comprises a pitched roof, measuring 2.5m to the eaves and 3.5m to the ridge. It is, therefore, important to consider this in the context of the recent approved LDC.

The length and width of the proposed extension and that already deemed permitted development are the same, with the difference being in height and the roof type. When compared to that deemed permitted development, this proposal would achieve a higher quality design with a pitched roof, compared to that approved with a flat roof.

Albeit there is an increase in the proposed height of the extension when compared to that approved, this proposal achieves a higher quality design and will better respect the character and appearance of the area.

The external walls will remain the same colour, with the grey metal sheeting for roofing changing to grey tiles. This will achieve a similar appearance to that existing and, if anything, replacing the metal sheeting with tiles will achieve a better quality design.

The proposal, therefore, complies with SELLP Policies 2 and 3.

Effect on 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.

No fenestration is proposed on the east elevation and this proposal is smaller in height than the existing garage. There is also a recent approval on this site for a flat roof garage with the same length and width as is proposed here.

There will, therefore, be no worsening of amenity to surrounding users when compared with that existing and the recent approval.

The proposed garage, therefore, satisfies SELLP Policies 2 and 3 in respect of the effect on residential amenity.

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 application site is located within Flood Zone 3, however, it is considered the works would not increase the flood risk in the area or have an adverse effect on surface water.

CONCLUSION:

The proposal is for an extension to a detached garage and there will be no adverse impact on the amenity or character of the area and is, therefore, deemed acceptable.

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 on 12/02/2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">• Flood Risk Assessment;• 2056/1D – Location Plan, Existing and Proposed Block Plan, Existing and Proposed Elevations. <p>Reason: To ensure the development is undertaken in accordance with the approved details, in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and with the intentions of the National Planning Policy Framework (2019).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
--

<u>STATEMENT OF PROACTIVE WORKING:</u>
--

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.
--