

# Development Management Delegated Decision Report

B/21/0058



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0058		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Reinstatement of external access door		
<b>Location</b>	Carlton Road Campus, Bridge House Independent School, 72 Carlton Road, Boston, PE21 8PB		
<b>Applicant</b>	Mrs Skinner, Xafinity SIPP Pension Scheme (C/O Mrs Skinner)		
<b>Agent</b>	Mr Lee Chapman, LPC Architectural Design		
<b>Received Date:</b>	10-Feb-2021	<b>Consultation Expiry Date:</b>	25-Mar-2021
<b>Valid Date:</b>	12-Feb-2021	<b>Statutory Expiry Date:</b>	<b>09-Apr-2021</b>
<b>Date of Site Visit:</b>	25-Feb-2021	<b>Extension of Time Date:</b>	N/R
<b>Objections received?</b>	None		
<b>5 day notification record:</b>	N/A		
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Grant Planning Permission		
<b>Report by:</b>	Emma Dennis		
<b>Date:</b>	22/03/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is an Independent School, change of use was approved in 2014 from an office to educational facility to be used in conjunction with Bridge House Independent School. There is an adopted footpath which leads from Carlton Road to Bartol Crescent at the rear, accessed off Brothertoft Road.

The application site is a two storey double fronted detached building constructed in red brick with stone cills with a slate roof. There is a driveway into the site along the north side of the building which leads round to a carpark to the south west. There are residential properties all around the application site.

### DETAILS OF PROPOSAL:

This application is to reinstate an external door. The door will be on the southern elevation of the existing building. The entrance door was previously removed and infilled, however, the stepped access was retained. The door will lead into an existing corridor.



The door is to be glazed with a stone lintel above to match the existing and the steps will be retained. It has been confirmed in an email dated 6<sup>th</sup> April that the door is to be white UPVC, which will match the existing windows in the building.

### **RELEVANT HISTORY:**

B/08/0542 Replacement windows.  
Granted – 20/11/2008.

B/12/0156 Outline application (with all matters reserved) for the erection of six 3 bedroom houses following the demolition of the drainage board office building.  
Granted – 02/07/2012.

B/14/0001 Change of use from office to educational facility (D1) to be used in conjunction with Bridge House Independent School.  
Granted – 31/03/2014.

### **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; and
- Policy 3: Design of New Development;

### **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; and
- Section 12: Achieving well designed places;

#### **National Planning Practice Guidance (PPG)**

### **CONSULTATION RESPONSES:**

No consultation responses have been received at the time of writing this report.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

No letters of representation had been received at the time of writing this 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;

- 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 proposed new doorway is on the front elevation of the building, however due to the mature hedging that runs along the front boundary, it would not be clearly visible from the public highway.

It is proposed to add a stone lintel above the door to match the existing building and the steps will be retained, the door is to be white UPVC with a full glazed panel.

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.

This reinstated door will create another entrance to this building on the southern side but could be considered to have a noise impact, however, the closest property to the proposal is 25metres to the south (No.66 Carlton Road) which has a 1.8m boundary fence along the northern boundary and a footpath in between. It is considered that the reinstatement of the external door would not have a significant impact upon the occupiers of No.66 Carlton Road due to the separation distance and the boundary fence, therefore would not lead to a loss of privacy or increasing the risk of overlooking.

Oakleigh, 67, 65 & 63 Carlton Road face the application site from the other side of Carlton Road. All of the properties are a minimum of 26metres away from the location of the proposed door and there is a thick mature boundary hedge to the front. As such it is considered that this additional entrance will not cause an unacceptable adverse impact upon these neighbouring properties in terms of overlooking or loss of privacy.

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 flood risk that has been submitted was the original FRA submitted for the change of use application in 2014 therefore the content is not all relevant to this current application. However this has been submitted for reference.

The planning statement does confirm the site is within flood zone 3 and the proposal will not affect the existing floor levels and as this proposal is for the reinstatement of a doorway which is raised up 563mm front ground floor level it is considered that there are no other requirements in terms of flood risk.

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 and 12 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><b>Reason:</b> 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"><li>▪ LPC-266-01 Rev A Site Plan &amp; Existing Plans</li><li>▪ LPC-266-02 Rev A Proposed Plans</li><li>▪ LPC-266-03 Existing &amp; Proposed Site Plan</li></ul> <p><b>Reason:</b> 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><b><u>STATEMENT OF PROACTIVE WORKING:</u></b></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>