

# Development Management Delegated Decision Report

B/21/0070



## SUMMARY OF APPLICATION

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Application Reference	B/21/0070		
Application Type	Full Planning Permission		
Proposal	Proposed single storey front and rear extensions		
Location	Greenfields, Old Main Road, Old Leake, Boston, PE22 9HR		
Applicant	Mr & Mrs Harvey		
Agent	David Biggadike, DC Architectural Services Ltd		
Received Date:	18-Feb-2021	Consultation Expiry Date:	17-Mar-2021
Valid Date:	24-Feb-2021	Statutory Expiry Date:	21-Apr-2021
Date of Site Visit:	15-Apr-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:	15/04/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is in the settlement of Old Leake. It consists of a detached dormer bungalow with a bungalow either side. It is in a predominantly residential area with Old Leake Primary School being located to the west.

### DETAILS OF PROPOSAL:

It is proposed to erect a single storey extension to the front of the property, measuring 3.9m x 3.2m. It is to be constructed in facing brick and fibreglass flat roof with a white UPVC window in the front (south) elevation and a rooflight.

The proposed rear extension will measure 8.5m x 3.5m and will be constructed in facing brick with a flat roof. The rear extension will consist of a bedroom and a sunroom. The sunroom will have patio doors which open out onto the garden.

### RELEVANT HISTORY:

B/15/0200 Extension and alteration to dwelling including new roof (raised in height) to accommodate first floor bedrooms with front dormer window.



## **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:**

Old Leake Parish Council supports the application.

Witham Fourth District IDB have requested consent from the applicant is required to discharge the surface and treated water to a watercourse and if there are any changes to the disposal arrangements stated in the application then they are to be contacted.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations have been received.

## **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 front wall of this modest extension will come in line with the front wall of the existing property and will be constructed in materials which will match the existing. Albeit the extension will be visible from the streetscene, its design is considered to assimilate into the recessed position and its presence will not be much different to that of the existing dwelling and would not harm the visual amenity of the area.

The proposed rear extension will not be visible from the streetscene therefore the impact on the streetscene will be limited. The rear extension will replace the existing family room and is considered that the size, scale and mass is acceptable and will not take up more of the curtilage that the existing family room does.

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.

It is not considered that the front extension will have an impact upon Tree Tops or Foxglove, which are the neighbouring properties either side of the application site, due to the modest size and the location of the front extension.

The rear extension will extend beyond the rear elevation of the existing dwelling by only 0.5m more than that of the existing family room but will be 3.3m wider than the existing family room. The boundary is a 2m high close boarded fence which protects the risk of overlooking or loss of privacy to the neighbouring properties. The new extension is constructed of brick with a UPVC in the eastern elevation and a UPVC window and double door in the northern elevation which replaces the mostly glazed existing family room so it is considered that the risk of overlooking will be reduced.

19 Summerfields is a two-storey property located at the rear of the application site, it is not considered that this proposed rear extension will increase the risk of overlooking or loss of privacy than what is already there.

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 a low to medium risk of flooding and a flood risk plan has been attached. It is noted that ground floor sleeping accommodation is proposed, however, given the proposed extension's finished floor level is no lower than the existing property it would be difficult to maintain the proposed extension poses a greater flood risk than the existing dwelling.

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><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>▪ DC/601H/41 Rev A Proposed Elevations, Floor Plans &amp; Roof 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**

WFIDB dated 10/03/2021

**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.