

Development Management Delegated Decision Report

B/21/0071



SUMMARY OF APPLICATION

Application Reference	B/21/0071		
Application Type	Full Planning Permission		
Proposal	Single storey rear extension following demolition of existing sunroom and second storey side extension		
Location	6, Monarchs Road, Sutterton, Boston, PE20 2HJ		
Applicant	Mr & Mrs Stubley		
Agent	Mr Richard Wenman, Richards Architectural		
Received Date:	19-Feb-2021	Consultation Expiry Date:	16-Mar-2021
Valid Date:	22-Feb-2021	Statutory Expiry Date:	19-Apr-2021
Date of Site Visit:	08-Apr-2021	Extension of Time Date:	30-Apr-2021
Objections received?	None		
5 day notification record:	Not applicable		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Simon Eldred		
Date:	8 th April 2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located off a private drive, to the north of Monarchs Road, Sutterton. It contains: a detached dwelling (mostly two-storeys, but with a single-storey element on its south-eastern side and a lean-to sunroom at its rear); a detached double garage; and a rear garden. It has residential neighbours to the west and south, agricultural land to its east, and the land to the north appears to be unused (overgrown grassland containing shrubs and trees)

DETAILS OF PROPOSAL:

It is proposed to:

- demolish the existing single-storey lean-to sunroom on the rear elevation;
- erect a pitched roof, single-storey extension in its place, which will provide a garden room. The extension will measure approximately 3.8m x 4.4m in plan and will stand approximately 3.7m high (2.2m at eaves level). It will have windows in all three elevations and rooflights in both roof slopes, and will be built in brick and tiles to match the existing dwelling; and
- erect a second-storey extension above the existing single-storey element on the dwelling's south-eastern side. The extension will provide a dressing room, and will stand



approximately 6.8m high (4.8m at eaves level). It will have a window in each of its front and rear elevations (that to the front fitted with privacy glass), and will be built in brick and tiles to match the existing dwelling.

RELEVANT HISTORY:

In 2001, full planning permission was granted for:

- the erection of 74 dwellings, estate roads, services, and associated garages, walls and fences (B/00/0441); and
- the substitution of house types (B/01/0516).

In 2020, full planning permission (B/20/0114) was granted for a single storey rear extension following demolition of existing sunroom, and second storey side extension.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the application site as being within Sutterton's Settlement Boundary. The following policies are relevant to this application:

- Policy 1 – Spatial Strategy;
- 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

CONSULTATION RESPONSES:

Sutterton Parish Council indicates that it has no objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations were received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regards to this application are: impacts on the character and appearance of the area; impacts on neighbours' amenity and flood risk.

Character of the area

Policy 2 of the Local Plan indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area.

The proposed rear extension is modest in size, and will complement the appearance of the existing dwelling in terms of both design and materials. Potential views from public vantage points will be available only via the approximately 3m-wide gap between no. 6's north-western wall and the garage to no. 5, and will be largely obscured by existing structures. The proposed second-storey extension will be significantly more visible, given that it will affect the dwelling's most public (front) elevation. However, it will be modest in size and is proposed to be constructed in materials to match the existing dwelling.

The proposed extensions will blend successfully with the existing building and it is considered that the extended dwelling will not appear out-of-character with surrounding dwellings. The great majority of the dwelling's curtilage will remain undeveloped and, in all, it is considered that the proposal will have no harmful impacts upon the area's character or appearance. Thus, it is considered that the proposals will meet these requirements of Policy 2.

Neighbours' amenity

Policies 2 and 3 of the Local Plan require the amenity of neighbouring land users to be protected. The application site has agricultural land to its east and overgrown grassland to its north, and it is not considered that the proposal will have any adverse impacts upon these neighbouring land users. However, potential impacts upon the dwellings to the south and west require more detailed consideration.

The proposed rear extension will not approach as close to the boundary with 5 Monarchs Road (the dwelling to the north-west) as the existing sunroom and, although it will stand slightly taller, it is considered that it will have no greater impact in terms of over-shadowing, loss of light, or harm to outlook. Equally, although it will have a window in its north-western elevation, it is considered that the separation distance (7.25m to the boundary) and the 1.8m-high close-boarded fence and garage at the boundary will ensure that there will be no adverse impacts in terms of overlooking or loss of privacy.

The proposed second-storey extension will not approach any closer to the boundary with 7 Monarchs Road (the dwelling to the south-east) than the existing dwelling – approximately 8.3m to the boundary, and 17.5m to the house. Although the extension will significantly increase the height of the south-eastern part of 6 Monarchs Road, it is considered that (at these separation distances) there will be no undue adverse effects in terms of over-shadowing, loss of light, or harm to outlook. Whilst the proposed window in the front elevation has the potential to impact upon the privacy of no. 7's rear garden, the drawings show that this window will be in obscured glass, and it is considered that this will ensure that any such impacts will be prevented. Nonetheless, given this potential, it is considered necessary to impose a condition (in line with that placed on B/20/0114) to remove permitted development rights relating to new windows in the second storey side extension.

Subject to this condition, it is considered that the proposal will not harm neighbours' amenity, and that they therefore meet the requirements of Policies 2 and 3.

Flood risk

Policy 4 of the Local Plan 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 identifies potential sources and likely severity of flooding, and indicates that:

- the occupants of the building should register with the Environment Agency's Floodline Warnings Direct service;
- it is not appropriate to construct the ground-floor extension at a different level to the existing dwelling;
- flood resilient materials should be used; and
- all electrical services should be placed at first-floor level and cables dropped down to sockets.

It is considered that the proposals meet the requirements of Policy 4.

CONCLUSION:

The proposal:

- will have no unacceptable adverse impact on the character and appearance of the area;
- (subject to a condition) will have no unacceptable adverse impact on neighbours' amenity;
- is acceptable in flood risk terms; and
- meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036.

RECOMMENDATION:

GRANT Planning Permission subject to the following conditions and reasons:-

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 19-Feb-2021 and in accordance with the associated plan referenced:</p> <ul style="list-style-type: none">• DRAWING NUMBER RA/1172/21/01 P7c – Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Elevations, 3D Views. <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3,</p>

	and 4 of the South East Lincolnshire Local Plan 2011-2036.
3	<p>Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no windows other than those expressly authorised by this permission shall be inserted in any of the sides of the second storey side extension hereby approved.</p> <p>Reason: To limit the potential for overlooking towards neighbouring dwellings in order to safeguard the privacy of adjoining occupiers in accordance with the requirements of 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>	