

Development Management Delegated Decision Report

B/21/0074



SUMMARY OF APPLICATION			
Application Reference	B/21/0074		
Application Type	Full Planning Permission		
Proposal	Two Storey Rear Extension		
Location	2, Wells Place, Wyberton, Boston, PE21 7NJ		
Applicant	Mr & Mrs M Burt		
Agent	Mr Nick Overton, NiCAD Consultancy Services		
Received Date:	19-Feb-2021	Consultation Expiry Date:	22-Mar-2021
Valid Date:	19-Feb-2021	Statutory Expiry Date:	16-Apr-2021
Date of Site Visit:	26-Mar-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record: NR			
	Councillors notified	Date	Response received – date
			Ok to continue
Recommendation	Grant Planning Permission		
Report by:	Emma Dennis		
Date:	08/04/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a detached two-storey dwelling that lies within a residential area that forms part of the 'Quadrant' development. There are residential properties within the immediate vicinity of the site that form part of this new housing estate. To the northern boundary of the application site are properties on Tytton Lane East.

DETAILS OF PROPOSAL:

It is proposed to erect a two-storey rear extension which will consist of a play room and utility at ground floor and a bedroom on the first floor. The extension will measure 3.8m(L) by 5.8m(W). The height of the extension will be approximately 7m to ridge which is slightly lower than the height of the existing dwelling.



It is also proposed to insert a window in the northern elevation on the existing dwelling to serve an existing bedroom, an amended plan was submitted on the 6th April to include this window to have a low level of obscure glazing to reduce the risk of overlooking to No.25a Tytton Lane East.

The materials to be used will match the materials used on the existing dwelling.

RELEVANT HISTORY:

This site forms part of the Quadrant development that forms part of a large mixed use development which includes commercial, residential and a new football stadium.

The relevant approval of reserved matters for residential development relating to this part of the Quadrant development is B/15/0264.

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:

Wyberton Parish Council has no objections.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged it is considered that the proposals would not result in an unacceptable impact on highway safety, therefore 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.

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 site is located on a modern housing estate consisting of different house sizes and styles with some parts still under construction. The proposed extension would result in the footprint of this property becoming L-shaped which would match the neighbouring properties to the south and west.

Due to the location of this property within this estate this extension will not be clearly visible from the public highway as shown on the plan below.



The height of the extension and the materials will match that of the existing dwelling and the size and scale is considered to be appropriate and mirrors neighbouring properties without having an adverse effect to their setting.

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 only dwelling that is considered to have the potential to be impacted by this proposal is that immediately to the north (No.25a). This proposal includes a bedroom window in the existing part of the northern elevation. This window would directly look over the rear

garden of No.25a and while it could be argued that there are some trees and hedging in between and there is a degree of separation between the application site and the rear of No.25a but there would still be an unacceptable risk of loss of privacy and overlooking into the rear garden. The other properties along the northern boundary do not have side windows which directly look over the rear of the properties of Tytton Lane East therefore it was considered necessary to request that this proposed bedroom window be of low level obscure glazing which will reduce the risk of overlooking and 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 application is accompanied by a flood risk assessment which confirms that the site is within Flood Zone 3 but that it is in an area that is capable of receiving flood warnings and it is advised that the occupier contacts the Environment Agency to register the property, a provision of a flood kit and emergency and evacuation plan are recommended and an effective surface water drainage system including limiting impermeable surfaces and consideration of permeable paving, water retention systems. 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:	
<p>1. 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>			
<p>2. 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/WP/03 Existing/ Proposed Layouts & Elevations Rev A (received April 2021) <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>			
<p>3. Before any part of the development hereby permitted is occupied/brought into use, the first floor bedroom window in the north elevation hereby approved shall have been installed with obscure glazing and with no opening part being less than 1.7m above</p>			

the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product.

Once installed, the window units shall thereafter be retained as such at all times.

Reason: To avoid overlooking of neighbouring property in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) no additional first-floor windows beyond those approved as a result of the development shall be added within the north elevation of the property (inclusive of the extension).

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

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

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.