

# Development Management Delegated Decision Report

B/21/0078



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0078		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	Single Story Rear Extension And Detached Garage		
<b>Location</b>	20, Middlegate Road West, Frampton, Boston, PE20 1BX		
<b>Applicant</b>	Mr D J Minns		
<b>Agent</b>	Mrs Jenny McIntee, JMAD Architecture		
<b>Received Date:</b>	25-Feb-2021	<b>Consultation Expiry Date:</b>	30-Mar-2021
<b>Valid Date:</b>	08-Mar-2021	<b>Statutory Expiry Date:</b>	<b>03-May-2021</b>
<b>Date of Site Visit:</b>	22-Apr-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>	21/04/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is on the north east side of Middlegate Road. It consists of a single storey property with a driveway which runs down along the south-east to a detached garage. There is a grassed front garden and a lawn and patio to the rear.

### DETAILS OF PROPOSAL:

It is proposed to:

- Erect a single storey rear extension which will comprise a kitchen and garden room, internal alterations, creation of new access on the south-east elevation and two new windows in the north-west elevation. The front two windows would be replaced with bow windows. The rear extension will measure 4.5m(L) by 8.1m(W) with the roof height being 5.2m to ridge which is marginally lower than the existing roof height.
- Demolish the existing detached garage and erect a new garage set further back on the plot against the rear boundary line. This garage will have a pitched roof and will include a car-lift inside for storage of a trailer, a roof window and access door on the north-western elevation and a roller door. The garage will measure 7.2m(L) by 4.5m(W). The garage will be 5.4m (high to ridge).

The proposed materials are to be light grey render to the walls and grey concrete roof tiles with white UPVC windows and doors.



### **RELEVANT HISTORY:**

There is no relevant history.

### **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:**

Frampton Parish Council had no comments or observations on this application.

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 proposed rear extension will project out 4.5m from the back wall of this existing detached bungalow and it is considered that this is an appropriate size and scale. The roof height is slightly lower than the existing dwelling so there will only be a very limited view of this from the public highway.

The proposed single garage is to be moved back on the plot but will still be seen from the public highway and will be finished in grey render with roof tiles to match the main dwelling. Although the existing dwelling is brick it is considered there to be an acceptable contrast in design and will not detract greatly from the area. The pitched roof will enable an internal lift to be installed to store a trailer and a car on top of on another without overdeveloping this part of the curtilage.

While it is noted that the proposed garage may be more visual from the public highway, it is considered that it would not detract from the character and appearance of the wider area.

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 application site adjoins dwellings to two sides and the potential impacts on these properties are considered below:

No.18 is located immediately to the north-west and consists of a single storey bungalow. The proposed rear extension will not be any closer to the boundary line than the existing part of the dwelling. There are two new windows proposed in the side elevation that faces No.18, one that serves an en-suite and one that serves bedroom 2. The existing bedroom 2 will now become a bathroom therefore the existing side window will be converted into an obscure glazed bathroom window. Bedroom 2 shown on the proposed plan will replace the old w.c./pantry, therefore a window is to be inserted 1m along from the existing window. There is a 1.8m boundary in between these two properties and the site visit showed the side window on No.18 is a kitchen window and will not be in line with the window that serves bedroom 2.

The proposed garage will not cause any unreasonably severe impacts from noise or other disturbance due to the separation distance between the two.

No.22 is on the south-eastern side of the application site and also consists a single storey bungalow. The proposal includes the creation of one new side window in the extension and a door that accesses the utility room on the elevation of the property which faces No.22. The access door will be 0.5m along from the existing dining room window. No.22 has a bedroom window on this side which looks over the application site and there is a 1.8m fence that runs down this boundary which steps up to 2m at the point of where the new access to No.20 will be.

The front wall of the proposed pitched roof garage will be set back 6m from where the existing flat roof garage was which will lessen the risk of overshadowing and over-dominance to No.22.

It is noted there are proposed roof lights in either side, however, this will not incur any overlooking or loss of privacy to No's 18 or 22.

It is noted that no letters have been received from No's 18 or 22.

In all it is considered that this proposal will not be significantly detrimental to neighbouring amenity as no significant levels of overlooking, overbearing or overshadowing will occur to either adjacent property.

Therefore, 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 in Flood Zone 3 with a high probability of flooding, however:

- The extent of flooding from rivers and the sea is low;
- The property will be registered for flood warnings;
- The flood level of the extension will be no lower than the existing bungalow floor;
- The proposal does not change the amount of sleeping accommodation; and
- The proposal does not increase the flood risk on the site or elsewhere.

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:-

<b>CONDITIONS / REASONS</b>	
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>• 01 A Location Plan</li><li>• 02B Proposed Site Block Plan</li><li>• 04B Proposed Floor Plans &amp; Elevations</li><li>• 05 C Proposed Garage</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**

#### **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.