

Development Management Delegated Decision Report

B/21/0094



SUMMARY OF APPLICATION

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Application Reference	B/21/0094		
Application Type	Full Planning Permission		
Proposal	Single storey rear and side extension		
Location	Marsh Farm Bungalow, Wythes Lane, Fishtoft, Boston PE21 0RG		
Applicant	Mr Paul Manning		
Agent	Mr Arthur Barton		
Received Date:	05-Mar-2021	Consultation Expiry Date:	31-Mar-2021
Valid Date:	05-Mar-2021	Statutory Expiry Date:	30-Apr-2021
Date of Site Visit:	21-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:	21/04/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is on the western side of Wythes Lane which is located in the countryside. It consists of a single storey brick built property with a brick and metal gate entrance and grassed garden all around the property. There is a farm storage business immediately to the south and agricultural views to the other directions.

DETAILS OF PROPOSAL:

It is proposed to erect a single storey side extension which will extend the eastern end of the bungalow out by 1.5m and a single storey rear extension which will measure 8.5m by 6m. The rear extension will comprise a kitchen, study and the side extension will extend the existing lobby, w.c. and utility rooms.

RELEVANT HISTORY:

B/03/0643 Removal of Condition No.2 (Personal Use Condition)
Granted – 03/12/2003



B/04/0379 Siting of temporary buildings for office use and toilets, structural alterations to existing storage buildings and erect front boundary fence and gates
Granted – 07/07/2004

B/04/0885 Retrospective application for the change of use from agricultural contractors yard to allow the siting of two mobile homes
Refused – 23/12/2004

B/05/0175 Siting of two temporary mobile homes (for temporary residential use in connection with agriculture), retrospective application
Refused at Committee 03/05/2005 – Appeal dismissed – 28/07/2006

B/14/0392 Application for retrospective planning permission for the permanent siting of single-storey offices
Granted – 20/01/2015

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:

Fishtoft Parish Council have no objections.

Witham Fourth District IDB have requested consent from the applicant is required to:

- discharge the surface and treated water to a watercourse (open or piped);
- culvert, pipe or bridge the watercourse;
- If there are any changes to the disposal arrangements stated in the application then they are to be contacted.

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.

This proposal will create a modest size extension on a generous size plot, therefore it is considered that the siting and scale of this proposal is acceptable. The extension is to the side and rear, however due to the orientation of the property on the plot it will be seen from the public highway. The materials will match the existing property and the roof height will be the same height as the existing side elevation of the property.

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 neighbouring property is immediately to the south of the application site, however this is a storage business and it is considered that this proposal will not have a negative impact on the amenity of the users of the neighbouring site.

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 completed 'Householder and other minor extensions in Flood Zones 2 and 3' form which indicates that: floor levels within the proposed extension will be no lower than existing levels; and flood proofing has been incorporated where appropriate.

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>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 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">▪ Location Plan▪ PM/1 - Block Plan, Proposed and Existing Floor Plans and Elevations <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>
3.	<p>The materials to be used on the external faces of the proposed development shall be of a similar appearance in size, colour and texture to those used on the existing dwelling.</p> <p>Reason: To ensure that the new work matches the existing in the interests of visual amenity in accordance 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 – 17/03/2021

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.