

Development Management Delegated Decision Report

B/21/0172



SUMMARY OF APPLICATION

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Application Reference	B/21/0172		
Application Type	Full Planning Permission		
Proposal	Proposed extension over garage, single storey rear extension following demolition of existing extension, erection of 2 garden rooms to form gyms following removal of existing timber garage and garden house.		
Location	81, South Parade, Boston PE21 7PN		
Applicant	Miss Emma Faux		
Agent	Mr Shayne Andrews, S Andrews Design & Architecture Ltd		
Received Date:	09-Apr-2021	Consultation Expiry Date:	16-May-2021
Valid Date:	19-Apr-2021	Statutory Expiry Date:	14-Jun-2021
Date of Site Visit:		Extension of Time Date:	12-Jul-2021
Objections received?	No		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve		
Report by:	Consultant Planning Officer		
Date:	30/06/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is formed of a two storey detached dwelling with attached single storey flat roofed garage, fronting onto the turning head of South Parade in the town of Boston. The dwelling is setback from the road by approximately 15m. The dwelling is approximately 8.5m wide (including the garage) and approximately 7.5m deep. The height of the dwelling is approximately 4.9m to the eaves and 6.6m to the ridge.

The application site is surrounded by residential properties on all sides. The property benefits from a fairly deep back garden when looking at the surrounding context. A mixture of close boarded fencing and hedgerows are located around the rear garden.

The neighbouring properties in this particular area of South Parade are all different in design terms whilst following some key unifying characteristics. It appears that several of the properties within the immediate vicinity of the site have been subject to extensions in the past



which has changed the overall character and appearance of this area to be more varied in design terms. There are several examples of extensions at first floor above the existing garages, one with a flat roof, one with a gable roof and one with a hipped roof.

DETAILS OF PROPOSAL:

The proposal involves three key elements. The first is a first floor extension above the existing flat roofed garage to the eastern elevation of the property. The extension is no higher than the existing ridge height of the existing property and the roof is pitched away from the front and rear elevations. One window is proposed in the front elevation at first floor level and one window in each the ground floor and first levels in the rear elevation. There are no first floor windows proposed in the eastern side elevation. A roof canopy detail at single storey level is proposed across the frontage to tie the extension in to the main part of the property. Cladding is proposed on the front elevation of the extension.

The second element of the proposal is the replacement of an existing single storey extension to the rear to provide an extension to the living area at ground floor level. It largely covers the footprint of the existing office area. High level windows are proposed to the eastern and western elevations of this single storey element with glazed doors located on the rear northern elevation. The extension extends approximately 3.25m out to the rear and is approximately 3.2m wide, set in slightly from the corner of the main property. It measures approximately 2.2m to the eaves and 3.3m to the ridge.

The third element is the replacement of two outbuildings, with two attached outbuildings in the rear garden. The two outbuildings are attached to one another and provide two separate rooms, one for a workshop and one for a gym area. The length of the buildings combined is identified on the plans as 12m and the depth is identified as 4.5m at the deepest point. The highest point of the eaves is identified as 2.45m above ground level and the highest part overall is identified as 3.75m. One is slightly lower than the other and is also set in from the frontage. The outbuildings have a monopitch roof sloping down from the west to the east towards the boundary with the neighbouring property to the east. They are set off from the boundary by a limited distance.

RELEVANT HISTORY:

None found on administration system.

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 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:

Lincolnshire County Council Highways Authority and Lead Local Flood Authority (dated 6th May 2021):

For this proposal the access and parking arrangements remain unchanged, therefore, it is considered that the proposals would not result in an unacceptable impact on highway safety.

THIRD PARTY REPRESENTATIONS RECEIVED:

None received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2 of the NPPF requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations with regard to this application are:

- Impact on the character and appearance of the area;
- Impact on residential amenity; and
- Flood risk.

Character and appearance of the area

Policy 2 of the SELLP states that developments will be permitted providing they do not result in harmful impacts upon the character and appearance of the area.

The proposed extension above the existing garage to provide additional first floor space is in keeping with other first floor extensions within the immediate vicinity of the site. The design is complementary to the existing dwelling and the roof feature across the front door in the main dwelling and the garage door will enable the addition to be tied into the existing dwelling appropriately. The use of cladding on the front elevation will mean that there are no issues with trying to match the materials. The cladding details submitted namely, Cladco woodgrain wall cladding in Light Grey is considered to blend with the wider colour palette of rendered sections on surrounding dwellings.

The rear replacement single storey extension and outbuildings are located to the rear and are therefore not visible from public view and will not have an impact on the character and appearance of the area.

It is therefore considered that the proposal meets the requirements of Policy 2 and there will not be a detrimental impact on the character and appearance of the area as a result of the proposal.

Residential amenity

The proposed first floor extension is contained within the footprint of the existing garage and therefore is contained within the existing building lines at the front and rear. This limits the impact on the rear garden area of the neighbouring property to the east. There is one additional first floor window in the rear elevation which serves a bathroom. It is likely that this will be obscure glazed for privacy. If it were clear glazed the outlooks would be of the rear garden of the host property and would not alter the level of overlooking of other properties significantly, particularly given the relatively deep garden area. No first floor windows are proposed in the side elevation.

The proposed rear extension, replaces an existing extension. The extension has been designed to limit the impacts on neighbouring properties, with high level windows in both side elevations and the roof pitching away from the boundary. Due to the limited height and depth of the rear extension, it is not considered that it will have a significant detrimental impact on the amenities of neighbouring properties. It is likely that this element of the proposal would comply with permitted development rights under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

The proposed outbuildings are located in close proximity to the eastern boundary, however they are limited in height with the eaves situated closest to the boundary measuring approximately 2.4m above ground level and pitching away from the boundary. The limited height means that the proposal will not be overly dominant or have a significant impact on the current levels of light reaching the rear garden of the neighbouring property to the east.

Flood risk

Policy 4 of the SELLP seeks to ensure that new development is not unnecessarily subjected to flood risk and that any proposed works do not impact on the risk of flooding elsewhere.

The application is accompanied by a flood risk assessment which confirms the potential source of flooding. It also makes a number of recommendations and notes that the proposal provides for additional first floor accommodation above existing built form. A proposed flood evacuation plan is also provided as part of the flood risk assessment.

On the basis of these recommendations and the fact that the extension is at no greater risk than the existing building, it is considered that the proposals meet the requirements of Policy 4.

CONCLUSION:

The proposed first floor extension is in keeping with other dwellings within the immediate vicinity of the site and is not considered to have a detrimental impact on the character and appearance of the area.

The proposed extensions and outbuildings have been designed in a way which limits the impacts on the amenities of neighbouring residential properties and therefore it is not considered that there will be a significant detrimental impact in this regard. No neighbour comments have been received about the proposal.

The flood risk assessment is considered to meet the requirements of Policy 4 in respect of flood risk issues.

Therefore in conclusion, the proposed extensions and outbuildings are considered to comply with the requirements of policies 2, 3 and 4 of the SELLP.

RECOMMENDATION:

Approve, subject to the following conditions and reasons:

CONDITIONS / REASONS	
Pre-commencement conditions?	No Agreed with applicant/agent - Date: N/A
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-Apr-2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> • PP/01/03: Location Plan • PP/01/04 Rev A: Block Plan (proposed) • PP/01/03 Rev B: Proposed Elevation • PP/01/02 Rev A: Proposed First Floor • PP/01/01 Rev A: Proposed Floor Plan • T & E Workshop + Gym April 2021 V1.2 <p>Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan 2011-2036.</p>
3	<p>The materials to be used for the external walls and roof of the first floor extension shall be in accordance with the details set out on drawing no. PP/01/03 Rev B Proposed Elevation. The brick and roof tile shall match the existing dwelling and the cladding used shall be Cladco woodgrain wall cladding in light grey unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To ensure that the new building is in keeping with the character of the area 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

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.