

Development Management Delegated Decision Report

B/21/0242



SUMMARY OF APPLICATION

Application Reference	B/21/0242		
Application Type	Full Planning Permission		
Proposal	Two Storey rear extension to existing dwelling		
Location	4, Horseshoe Lane, Kirton, Boston, PE20 1LJ		
Applicant	Mr & Mrs Trotter		
Agent	Mr Lee Chapman, LPC Architectural Design		
Received Date:	19-May-2021	Consultation Expiry Date:	14-Jun-2021
Valid Date:	19-May-2021	Statutory Expiry Date:	14-Jul-2021
Date of Site Visit:	01-Jul-2021	Extension of Time Date:	20-Jul-2021
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:	01/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a two-storey dwelling which lies on the northern side of Horseshoe Lane, in a predominantly residential area. There are two-storey properties either side.

DETAILS OF PROPOSAL:

It is proposed to erect a two-storey rear extension to the rear of the existing dwelling. It will measure 6.7m (W) by 7.1m(L) and will be 5.4m to eaves and 7.5m to ridge, which will match the existing roof height. The extension will comprise of kitchen/dining area and utility/shower room on the ground floor and a master bedroom with dressing room and en-suite on the first floor.

This proposal also includes the installation of two windows on the ground floor of the existing dwelling to serve the snug and two new windows on the first floor to serve a bedroom. An existing pantry window on the eastern elevation is to be bricked up using bricks that match the existing dwelling.

RELEVANT HISTORY:



There is no relevant history on this site.

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:

Kirton Parish Council have requested an extension of time to be able to submit their comments until 17th June, however comments have not been received at the time of writing this report.

THIRD PARTY REPRESENTATIONS RECEIVED:

A letter has been received from the occupier of The Limes, Meer Booth Road, Antons Gowt, Boston, requesting that a minimum of four swift nesting bricks are installed to this extension to provide an enhancement for biodiversity.

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 is for a two-storey rear extension and involves no change to the appearance of the front elevation. It is noted the proposed extension would be a significant addition to the existing property, however, the application site comprises a large rectangular plot and due to the close proximity of the neighbouring properties this proposal will not be clearly visible from the public highway.

The dwelling currently includes a single storey rear kitchen/utility/shower extension which will be removed to facilitate the proposed two-storey extension. This proposal will be constructed using materials that match the main dwelling and the extension will match the existing building in terms of eaves and ridge heights.

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.

Paragraph 127 of the NPPF (2019) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being. Furthermore, it is advocated to maintain a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

No.2 is directly on the western boundary of the application site. This neighbouring property has 4 windows which directly look onto the application site. The site visit showed that all three of those ground floor windows are obscure glazed and serve non-habitable rooms. The first floor window is not obscure glazed but serves a hallway. There is already a form of overlooking to No.2 from the existing kitchen windows and door of the application site.

While there are windows proposed in the western elevation of the proposed extension and existing dwelling at ground and first floor, none of the windows are directly opposite and therefore they do not look directly into the windows of the neighbouring property. This proposed rear extension will bring the side elevation closer to No.2, it will not encroach any closer than the side elevation of the front part of No.4. The loss of outlook and overlooking issue will be minimal due to the obscure glazing of the neighbouring property. Given the above factors it is not sufficiently severe to sustain a refusal of the application.

No.6 is on the eastern boundary of the application site with a narrow gap between the two properties. This proposal does not include any new windows on the eastern elevation other than two rooflights which will not have a negative effect on No.6. The proposed extension will not protrude from the rear of the existing house any further than the existing kitchen extension and it will not encroach any closer to the No.6 than what is already there. It is considered that the addition of a two-storey extension would not have an adverse effect on living conditions of these occupiers.

No letters from neighbouring properties have been received regarding this proposal.

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:

- The proposal ground floor extension will have a floor level no lower than the existing floor level of the original dwelling set at approximately 100/150mm above the surrounding external ground levels.
- There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development.
- This site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line to register the property to receive an advanced warning of flooding.
- Surface Water from the developed will be piped into existing main drainage system or existing/new soakaway suitable for the water run off levels with the garden of the property as shown on the scheme drawings submitted as part of this application.

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">▪ LPC-273-01 Location Plan, Existing Layouts and Elevations▪ LPC-273-02 Rev C Proposed Layouts 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>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
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<u>STATEMENT OF PROACTIVE WORKING:</u>
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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.
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