

Development Management Delegated Decision Report

B/21/0243



SUMMARY OF APPLICATION

Application Reference	B/21/0243		
Application Type	Full Planning Permission		
Proposal	Two storey extension with single storage link extension, single storey sun lounge extension with roof terrace above		
Location	Laurel Barn, Pinfold Lane, Fishtoft, Boston PE21 0SL		
Applicant	Mr & Mrs Newark		
Agent	Mr Lee Chapman, LPC Architectural Design		
Received Date:	19-May-2021	Consultation Expiry Date:	11-Jun-2021
Valid Date:	19-May-2021	Statutory Expiry Date:	14-Jul-2021
Date of Site Visit:	01-Jul-2021	Extension of Time Date:	22-Jul-2021
Objections received?	Yes		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Cllr Noble	15/07/21	15/07/21	Yes
Cllr J Skinner	15/07/21	15/07/21	Yes
Cllr P Skinner	15/07/21	Not received	Yes
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	12/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is a converted barn located within the countryside, 320m south of the settlement of Fishtoft. The site lies between Pinfold Lane to the west and Cut End to the East. There are residential properties to the north and south-east of the site.

DETAILS OF PROPOSAL:

It is proposed to extend the eastern end of the existing barn. The two-storey extension will measure 17.2m (L) by 6.1m (W at its widest). The ground floor will consist of a sun-lounge, dining room, kitchen/dining area, pantry and cloakroom. The first floor will consist of a bedroom leading onto a roof terrace which will face north-east, dressing room and en-suite.

RELEVANT HISTORY:

B/15/0135 Conversion of barn and associated land to residential use.



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 (2021)

At the heart of the 2021 Framework is a presumption in favour of sustainable development. The following sections are relevant to this scheme:

- Section 2: Achieving sustainable development;
- Section 4: Decision-making; and
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

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

1. Board's Byelaw consent is required to directly discharge surface water to a watercourse (open or piped). A surface water development contribution (SWDC) will be charged on all rates of discharges. Please contact the Board for more information.
2. If there is any change to the surface water or treated water disposal as stated in the application, please contact the Board to discuss the new arrangements.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the proposal does not have an impact on the public highway or the surface water flood risk therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Fishtoft Parish Council have not declared an interest and have no objections.

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.

An objection has been received from a resident of Laurel Farm. The letter has the following points of concern:

- Concern with the additional window that would be overlooking their property, which reduces the family privacy.
- Concern that as the property has been used as an Airbnb for the last two years and has already caused an increase in noise levels. The addition of an extension with an open air raised balcony would increase the occupancy ability and the noise levels.

The enforcement officer has now been made aware of the alleged use of this property.

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 proposal is set back approximately 40m from the public highway, partially shielded by boundary fencing and a gated entrance. The existing property is not a standard design as it is a rebuilt barn building. The proposed extension will be constructed of horizontal timber cladding, grey slate roof tiles and aluminium windows, doors and roof lights with the brickwork to match the existing building. It is considered that this proposal is of good design with the contrast of materials complementing each other and will not have any harmful impacts upon the character and appearance of the local area.

The proposed extension will add a considerable addition to the footprint of this dwelling, however due to the large gardens and yard area, the property in its finished form will not mean the site is over-developed and there will still be a generous amount of out-door space left. It is therefore considered that this proposal is appropriate in terms of size, scale and massing and looking at the character of the area, with a mixture of property types that are spread out and separated by agricultural land, it is considered that the proposal is respectful of the surrounding area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

SELLP Policy 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.

Paragraph 130 of the NPPF (2021) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being. Furthermore, the NPPF advocates 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.

There are two neighbouring properties that adjoin the application site which need detailed consideration regarding the proposal.

Laurel Farm is a two-storey detached dwelling located approximately 12m north of the application site. The proposed two-storey extension is to be linked to the eastern elevation of the existing dwelling with a single storey link extension. The extension will not be any closer to the neighbouring property than the existing dwelling, therefore there will be no impacts in terms of loss of outlook or overshadowing. There will be one window on the first floor which will overlook Laurel Farm, however this window will serve an en-suite bathroom and a condition will be added to ensure the window be obscure glazed and remain this way, making sure this does not give rise to any overlooking or loss of privacy. The proposed balcony is on the southern side of the dwelling, positioned away from Laurel Farm and due to the position of the existing dwelling there will not be any issues relating to overlooking or loss of privacy from the balcony.

No.1 Coronation Cottages is a semi-detached property located 70m south-east of Laurel Barn. The proposed roof terrace will have views over to the east, south and west but due to the separation distance between these two properties it is not considered that this proposal would cause a negative impact upon No.1. A letter was sent to the occupiers of No.1 however a reply had not been received at the time of writing this report.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2, 3 and 30.

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 that confirms:

- The proposed 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.
- 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, and it is recommended that the individual property owner contact the Environment Agency's Flood Line.

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, 4 and 30 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-274-03 Rev A Proposed Layouts ▪ LPC-274-04 Rev B Proposed Elevations ▪ LPC-274-05 Existing & Proposed Site Plan <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>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the first floor on the north elevation facing Laurel Farm shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.</p> <p>Reason: To avoid overlooking of neighbouring property in accordance with Policies 2, 3 and 30 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.