

Development Management Delegated Decision Report

B/21/0248



SUMMARY OF APPLICATION

Application reference	B/21/0248		
Application Type	Full Planning Permission		
Proposal	Two storey rear extension to main dwelling including single storey section with balcony roof and further single storey extension to rear of existing games room		
Location	23, Sibsey Road, Boston, PE21 9QY		
Applicant	K Alsop		
Agent	Mr Lee Chapman, LPC Architectural Design		
Received Date:	26-May-2021	Consultation Expiry Date:	18-Jun-2021
Valid Date:	27-May-2021	Statutory Expiry Date:	22-Jul-2021
Date of Site Visit:	01-Jul-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:	01/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a detached two-storey dwelling with private driveway and double garage located on the eastern side of Sibsey Road.

The property is part brick part render with a block paved circular driveway and mature hedging and trees to the boundaries shared with the neighbouring properties either side.

DETAILS OF PROPOSAL:

It is proposed to erect:

- Two storey rear extension, it will consist of a sitting room and a covered area on the ground floor and an extension to the master bedroom with a balcony on the first floor. It will measure approximately 4.6m by 8.4m and be constructed of a render finish to match the existing dwelling with a new pitched roof tied in to the existing roof, the fascia details will match the existing and there is to be a glazed balustrade around the balcony. There



is to be solid timber framed support installed for the first floor balcony and bi-folding doors which will match the existing windows and doors.

- Single storey rear extension which will be erected off the games room to create a nonagon-shaped hot-tub room, which will measure approximately 5.3m by 6.5m. It will be constructed of facing brickwork to match the existing dwelling. The windows and doors will be timber framed and a pitch roof with tiles to match the existing with the flat roof section linked to the existing games room.
- Other minor works to include an existing bay window and wall below to be removed to create a new access to the balcony from another rear bedroom, an existing rear window.

RELEVANT HISTORY:

B/03/0547 Construction of a two-storey side extension
Granted – 03/10/2003

B/04/0141 Single storey rear extension
Granted – 21/04/2004

B/14/0352 Alterations and extensions to existing double garage
Granted – 03/12/2014

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.

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.

Witham Fourth IDB have made the following comments;

1. *A Board maintained watercourse exists on the eastern Boundary of the site and to which BYELAWS and the LAND DRAINAGE ACT applies:*

*No person may erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow, or other similar growth within **9 metres** of the top edge of the watercourse/edge of the culvert without the prior consent of the Board. **Please note the Board will not consent any permanent to temporary construction within the 9 metres BYELAW easement.***

2. *Board's consent is required to discharge treated water to a watercourse (open or piped).*
3. *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.*
4. *SUDS/drainage response sent to LCC.*

A copy of this letter will be forwarded to the applicant.

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.

Due to the location of the proposed extensions and the front boundary wall and access gates, no part of the proposal will be visible from the public highway. Its design is considerate of the buildings existing character and the materials will match those of the existing building. The proposal seeks permission for a single storey and a two-storey rear extension, however given the size of the existing dwelling and the plot it is considered that it is acceptable in terms of size, scale and massing.

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 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, 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.

The application site has a neighbouring property either side, agricultural fields to the rear and a wholesale seed business opposite.

21 Sibsey Road is a two-storey dwelling located on the southern boundary of the application site. There is a small window in the elevation of No.21 that overlooks the application site. However due to the large tree located to the south of the proposed single storey extension and the separation distance of approximately 16m, the impact upon loss of privacy or overlooking would be minimal. There will be no issues relating to loss of outlook or overshadowing due to this being a small single storey extension.

25a Sibsey Road is a two-storey dwelling that shares the northern boundary with the application site. The proposed extensions will not encroach any closer to this property than the existing side elevation. No.25a is set back over 60m from No.23 and coupled with the dense mature boundary hedging it is not considered that this proposal will have a negative effect on the neighbouring property in terms of overlooking, loss of outlook, loss of privacy or loss of light.

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 of the extensions will have a floor level no lower than the existing floor level of the adjacent rooms set at approximately 200/350mm 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.
- As 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.
- 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 26 May 2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">▪ LPC-264-00 Rev A Proposed & Existing Site Plan▪ LPC-264-04 Proposed Ground Floor Plans▪ LPC-264-05 Proposed First Floor Plans▪ LPC-264-06 Rev D Proposed North and East Elevations▪ LPC-264-07 Proposed South 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
WFIDB – dated 11/06/2021
<p><u>STATEMENT OF PROACTIVE WORKING:</u></p> <p>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.</p>