

# Development Management Delegated Decision Report

B/21/0255



## SUMMARY OF APPLICATION

<b>Application Reference</b>	B/21/0255		
<b>Application Type</b>	Full Planning Permission		
<b>Proposal</b>	First floor extension above existing garage to provide office space and larger bedroom		
<b>Location</b>	1, Oxford Gardens, Boston PE21 7FA		
<b>Applicant</b>	Hayley Bostock		
<b>Agent</b>	Bell		
<b>Received Date:</b>	02-Jun-2021	<b>Consultation Expiry Date:</b>	24-Jun-2021
<b>Valid Date:</b>	02-Jun-2021	<b>Statutory Expiry Date:</b>	28-Jul-2021
<b>Date of Site Visit:</b>	01-Jul-2021	<b>Extension of Time Date:</b>	N/R
<b>Objections received?</b>	None		
<b>5 day notification record:</b>	N/A		
<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	GRANT Planning Permission		
<b>Report by:</b>	Emma Dennis		
<b>Date:</b>	15/07/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a two-storey detached dwelling with an integral garage, there is off-street parking to the front and a rear garden that backs onto Boston West Primary School.

Oxford Gardens is part of a large residential area which is west of the centre of Boston.

### DETAILS OF PROPOSAL:

It is proposed to erect a first floor extension above the existing integral garage which will consist of a larger third bedroom, and a bedroom/office. It will measure 2.8m by 8.2m and there will be a window inserted in the front and rear elevations. It is to use materials to match the existing dwelling with white UPVC windows with Georgian bars which will match the existing windows

### RELEVANT HISTORY:



B/02/0385 – Construction of 102 detached houses, 26 terrace houses and 29 detached bungalows, garages and associated roads, all landscaping and public open spaces.  
Granted – 04/12/2002.

B/03/0347 Variation of Condition 12 attached to planning permission B06/0273/97 for residential development which requires link to Arundel Crescent to be made within 3 years of occupation of the first dwelling to 5 years.  
Granted – 10/07/2003.

B/06/0252 Variation of Condition 5 attached to outline planning permission for Business Park and residential development granted on the 30 July 1999 to allow an additional 2 years for the completion of the Emergency/Bus access to be formed at the sites frontage onto Sleaford Road between numbers 209 & 211.  
Granted – 05/06/2006.

### **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:**

No consultation responses have been received.

### **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 three 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 proposed first floor extension will not increase the footprint of this building and the materials to be used will match the existing materials with the eaves and ridge heights matching. The design of the front elevation is considerate of the character of the existing building, incorporating details from the existing design such as the design of the eaves. It is considered that the size, scale and mass are appropriate.

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.

No.1 Eton Way is a two-storey dwelling on the western boundary of the application site. Due to the layout of this part of the estate No.1 Eton Way backs on to the application site and has two rear windows which overlooks the application site. The two windows are obscure glazed and there are no windows proposed in the side elevation of this first floor extension which alleviates any overlooking or loss of privacy issues. It is not considered that this proposal will create an increased risk of overshadowing, outlook or overbearing that the existing house.

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 the proposed extension is above the garage therefore set above the flood level.

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><b>Reason:</b> 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 2 June 2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> <li>• 10G-001 Rev 0 Location Plan</li> <li>• 10G-003 Rev 0 Proposed Block Plan</li> <li>• 10G-004 Rev 0 Proposed Plans and Elevations</li> <li>• 10G-005 Rev 0 Proposed Section A-A</li> </ul> <p><b>Reason:</b> 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**

**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.