

Development Management Delegated Decision Report

B/21/0256



SUMMARY OF APPLICATION

Application Reference	B/21/0256		
Application Type	Full Planning Permission		
Proposal	Proposed first floor rear balcony		
Location	The Old School House, Washdyke Lane, Old Leake, Boston, PE22 9QH		
Applicant	Mr & Mrs Fenton		
Agent	Mr Simon Robinson, Studio 21 Design Ltd		
Received Date:	01-Jun-2021	Consultation Expiry Date:	26-Jun-2021
Valid Date:	01-Jun-2021	Statutory Expiry Date:	27-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 is a two storey dwelling located on a large rectangular shaped plot on the western side of Washdyke Lane, on the corner of Station Road.

The dwelling is constructed of red brick with white UPVC windows, the site also includes a two-storey double garage and gravel driveway.

DETAILS OF PROPOSAL:

It is proposed to erect a balcony to the rear (west) elevation of the existing property. It is to be 6.0m long and protrude out by 2.8m. The floor level will be 2.8m with the chrome handrail and glass balustrade panels being approximately 4m high. The structure itself will consist of red brick piers with chamfered detail and three green oak posts and green oak brace and horizontal beam.

RELEVANT HISTORY:

B/03/0128 Single storey rear extension to form conservatory, two storey side extension to form garage and music room and single storey side extension to form granny annexe.



Granted – 22/05/2003

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:

Witham Fourth Internal Drainage Board have no comments.

Old Leake Parish Council supports this application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

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 for a first floor balcony which is to be attached to the western elevation of the existing dwelling. The balcony will not be viewable from any properties on Washdyke Road due to its location on the rear elevation of the dwelling. However, as this property is on the corner of two roads, it will be viewable from Station Road when driving from the west.

The balcony is to be constructed of materials that will complement the existing dwelling and is considered appropriate in terms of size, scale and massing. It will therefore not have any harmful impacts upon the area's character or appearance.

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.

Due to the semi-rural nature of this area there are very few neighbouring properties. The closest neighbouring properties are on the eastern side of Washdyke Road and will not be affected by this proposal due to the structure located on the western elevation.

The closest neighbouring property to the western elevation is Stanville. However due to the separation distance it is considered that the balcony will not have a negative impact upon Stanville in terms of overlooking, overshadowing, loss of light or harm to outlook.

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 that:

- The finished 1st floor level of the accommodation within this property is approximately 2670mm above external ground level.
- There will be no changes to the level of sleeping or living accommodation as a result of the proposal.
- The finished floor level of the proposed balcony will match existing levels and as such flood risk will not be affected or more importantly worsened by them.
- Given the location and potential for flooding, a Flood Warning and Evacuation Plan is drawn to the attention of the applicant.

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 1 June 2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">• 12-443-02 Rev A - Proposed Plans 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
<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>