

Development Management Delegated Decision Report

B/21/0286



SUMMARY OF APPLICATION

Application Reference	B/21/0286		
Application Type	Full Planning Permission		
Proposal	Two storey side extension with carport style at ground floor		
Location	144, Woodville Road, Boston PE21 8BT		
Applicant	Mrs Danielle Holland		
Agent			
Received Date:	16-Jun-2021	Consultation Expiry Date:	18-Aug-2021
Valid Date:	26-Jul-2021	Statutory Expiry Date:	20-Sep-2021
Date of Site Visit:	19-Aug-2021	Extension of Time Date:	26-Oct-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:	21/10/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site lies on the eastern side of Woodville Road and consists of a two-storey detached dwelling with a driveway that leads to a detached single garage.

The application site is in a predominantly residential area with a mixture of property types and sizes.

DETAILS OF PROPOSAL:

It is proposed to erect a two-storey side extension which will create a bedroom and en-suite on the first floor with a carport on the ground floor.

The extension will measure 3m by 7.3m by 7.1m high. It is proposed to construct the extension in Siena red brick and Haddon Best dark grey slate roof tiles.

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 (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 4: Decision-making;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

No third party consultations have been received.

THIRD PARTY REPRESENTATIONS RECEIVED:

As a result of publicity, a letter has been received from the occupier of The Limes, Meer Booth Road, Antons Gowt, Boston, recommending that a planning condition be added to ensure the installation of a minimum of three swift nesting bricks to this proposal to provide enhancement for biodiversity.

EVALUATION:

The key planning issues in the determination of this application are:

- Design of the proposal and impact on the character and appearance of the area
- Impact on residential amenity
- Flood Risk

Design of the proposal and impact on the character and appearance 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 proposed side extension will introduce a minor change in the street scene, however it has been designed to match the existing dwelling by using materials that match with the addition of a pitch roof at the front and the rest of the roof will match the existing building in terms of eaves and ridge heights. 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

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 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, with 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 its location on the southern elevation, the proposed side extension limits its impacts upon No.146 which is a bungalow containing a small obscure glazed side window. There will be approximately 2.5m between the side wall of the extension and the side wall of the neighbouring property. It is considered that there won't be any impact in terms of loss of privacy or overlooking to No.146 due to the lack of side windows coupled with the proposed rear window being obscure glazed due to it serving the proposed en-suite. The proposed two-storey extension will bring the side wall closer to No.146 by 3m and consequently it may have impacts on the front of the neighbouring property in terms of loss of light or overshadowing. However, it is considered that the impacts will not be significant given the southerly position of the neighbouring property to the proposed extension and a good amount of outlook would still be maintained to the front of the property.

It is noted the absence of any objections to the proposed extension.

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 and 3 of the South East Lincolnshire Local Plan 2011-2036 and Sections 4, 12 and 14 of the NPPF (2021).

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
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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 not be carried out except in complete accordance with the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none">▪ DJW-0421-01 Rev 1 Rev A Ground Floor Plan and Construction Detail rear Extension <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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>	