

Development Management Delegated Decision Report

B/21/0315



| SUMMARY OF APPLICATION | | | |
|--------------------------------|--|---------------------------|----------------|
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| Application Reference | B/21/0315 | | |
| Application Type | Full Planning Permission | | |
| Proposal | Proposed two storey side extension and alterations and construction of new detached garage | | |
| Location | 31a, Fenside Road, Boston, PE21 8HR | | |
| | | | |
| Applicant | N Vincukova | | |
| Agent | Design and Management.co.uk | | |
| | | | |
| Received Date: | 29-Jun-2021 | Consultation Expiry Date: | 27-Aug-2021 |
| Valid Date: | 01-Jul-2021 | Statutory Expiry Date: | 26-Aug-2021 |
| Date of Site Visit: | 01-Aug-2021 | Extension of Time Date: | 17-Sep-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: | 01/08/2021 | | |
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OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located in a mostly residential area on the eastern side of Fenside Road and consists of a two storey dwelling with integral garage which is set back on the plot. The side and rear boundaries are a mixture of fence and the front boundary consists of a brick wall with brick pillars and railings and metal panel inserts.

DETAILS OF PROPOSAL:

It is proposed to erect:

- A two storey side extension which will consist of a home office and utility on the ground floor and two bedrooms on the first floor. The extension will measure 8.1m by 2.7m, the roof of the extension will match the existing roof height of 7m. It will be constructed of red facing brick, brown concrete interlocking roof tiles and white UPVC windows and doors.



- A detached double garage which is to be erected in front of the dwelling, against the southern boundary. The garage will measure 6.5m by 6.5m and will be constructed of red facing brick with brown concrete interlocking roof tiles. The erection of the garage means that the access onto and of the property will need to be moved to the northern corner of the front boundary to ensure easy access and turning within the site.

Amended plans were submitted reducing the size of the detached garage due to an objection from a neighbouring property. The original size of the garage would have left a 3.2m gap between the end wall of the garage and the boundary fence, the amended plan reduces the garage to a double garage which creates a more appropriate 5.9m gap.

RELEVANT HISTORY:

B/03/0002 Construction of new vicarage
Granted – 26/02/2003

B/03/0003 Construction of Education Centre for parents and pre-school
Granted – 22/04/2003

B/07/0179 Construction of detached house and garage
Granted - 10/05/2017

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; and
- Section 14: Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that the access and parking arrangements still provide for off road parking and turning, therefore 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.

THIRD PARTY REPRESENTATIONS RECEIVED:

A letter has been received from the occupier of No.33 Fenside Road which expressed concern that the proposed garage will reduce the amount of light into their dining room and suggested that a smaller garage wouldn't be such a problem. It is also stated that they have no issue with the two-storey side extension part of the proposal.

The neighbour letter was passed to the agent and amended plans were submitted which reduces the size of the garage. No.33 was re-consulted on the amended plans and the following email was sent in on the 2nd September:-

“With the build of 2 garages a lot better, than the 3 asked for, but it still will restrict our light into the bungalow. At the present we need to put the light on in the dining room for 12.30 lunch. That's why the house was built well back originally because of light issues.”

On the 13th September the occupier of No.33 emailed to request their first letter be withdrawn from the application.

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; and,
- 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 two storey side extension will replace the existing integral garage and it will share the same footprint. The existing garage will be converted into a home office and the utility at the rear will remain the same layout. The first floor will be constructed to match the existing dwelling and will add a third dormer style window to the front elevation which follows the design of the existing front elevation. It is proposed to use materials to match the existing dwelling it is therefore considered to be in keeping with the character of the existing dwelling.

The amended plans have reduced the size of the garage therefore it is now at the very limit of what is considered acceptable, in terms of size, scale and massing. It is proposed to use materials to match the host dwelling and although it is to be sited in front of the dwelling, it will not be considered to look untoward in the streetscene due to the mixture of different property styles and sizes, the height of the front boundary wall will partially obscure the garage from public vantage points and the neighbouring property (No.31) is also set back on the plot with the garage located in front of the property.

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 the location of what is being proposed, the following neighbouring properties need to be considered.

No.33 is a bungalow to the north of the application site and will be the most affected by the proposal. The proposed side extension will not come any closer to the shared boundary than the existing garage. The finished roof height will be just 1.8m higher than the existing garage roof therefore the risk of the side extension being over-bearing will be minimal. There are no first floor side windows in the proposed two storey extension which alleviates the risk of overlooking directly into the rear garden. The extension creates an extra bedroom window which will serve bedroom three which will have views out to the west including into the rear of No.33, however it is considered that due to the existing two bedroom windows in the front elevation, the risk with this extra window will be minimal.

The proposal includes a detached garage which is to be sited in the front garden of the application site. The original plans was to erect a triple garage closer to the boundary shared with No.33. However, the occupier objected due to the amount of light that would be lost in the dining rooms due to the close proximity of the triple garage; amended plans were submitted reducing the size of the garage. Although the amended garage is still relatively large, the front part of the garden is sizable due to the dwelling being set back into the plot and therefore this proposed garage will not look cramped. The side wall will be 5.9m from the boundary shared with No.33 so it is not considered to have a negative impact upon this neighbouring property in terms of overbearing or loss of outlook.

No.31 is a two-storey dwelling, south of the application site. The only part of the proposal that will impact this neighbouring property is the garage, however the proposed garage is approximately 11m from the front elevation of this neighbouring property and due to the separation distance it is not considered to have a negative effect in terms of loss of outlook or being overbearing to warrant a refusal of the application. There are no windows proposed on the side elevation which alleviates the risk of overlooking or loss of privacy.

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 basic flood risk assessment which confirms:

- The proposed floor levels will be no lower in relation to ODN than the existing and that as far as possible the structure is of flood resilient materials.
- If necessary the applicant will sign up to the Environment Agency's early warnings.

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 | |
|------------------------------|---|
| 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">▪ Existing and Proposed Site Layout Plans 1:500▪ Proposed Garage Layout and Elevations June 2021▪ Proposed Layout and Elevations June 2021 <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>The materials to be used on the external faces of the proposed development shall be of a similar appearance in size, colour and texture to those used on the existing building.</p> <p>Reason: To ensure that the new work matches the existing in the interests of visual amenity in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.</p> |

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. The works should be constructed in accordance with the Authority's specification that is current at the time of construction. Relocation of existing apparatus, underground services or street furniture will be the responsibility of the applicant, prior to application. For application guidance, approval and specification details, please visit

<https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb> or contact
vehiclecrossings@lincolnshire.gov.uk

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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.