

# Development Management Delegated Decision Report

B/21/0351



## SUMMARY OF APPLICATION

Application Reference	B/21/0351		
Application Type	Full Planning Permission		
Proposal	Erection of single storey rear extension and proposed loft conversion with front and rear dormers		
Location	84, Boston Road, Kirton, Boston, PE20 1ER		
Applicant	Poulter		
Agent	Mrs Keeley Harris, Arkiplan Architectural Ltd		
Received Date:	20-Jul-2021	Consultation Expiry Date:	18-Aug-2021
Valid Date:	27-Jul-2021	Statutory Expiry Date:	21-Sep-2021
Date of Site Visit:	05-Aug-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:	10/09/2021		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site is located on the western side of Boston Road and consists of a two-storey detached dwelling set in mature gardens. There is a long gravel driveway that leads up to the house and the garage.

The front boundary and the small woodland to the north of the application site contain many trees protected by Kirton and Frampton Tree Preservation Order No.2. To the south of the site is Bungley Lane and Kirton Cemetery. The piece of land to the rear of the application site is currently being developed.

### DETAILS OF PROPOSAL:

It is proposed to erect a ground floor extension to the rear of the property and create a loft conversion to include dormers to the front and rear of the existing dwelling.

The rear extension will measure 4.9m by 3.8m by 2.9m high and will create a dining area with a roof lantern above with aluminium French doors which will open onto the rear garden. The rear extension will be rendered with a flat roof and aluminium window and door.



The loft conversion will create a bedroom with en-suite within the existing loft space with the addition of a dormer window in the east and west elevations. The dormers will be constructed of timber framed walls which will be finished in lead with a 3265mm flat roof either side and new aluminium double glazed windows. Each dormer will measure 1987mm (h) by 2600mm (w).

### **RELEVANT HISTORY:**

B/17/0009 – Works to trees subject to a tree preservation order (TPO Kirton and Frampton No.2):

Spruce x2 – Remove dead wood, raise crown approx. 5m from the ground.

Limes - Remove dead wood, raise crown approx. 5m from the ground.

Ash – Fell

Saplings - Thin

Granted – 03/02/2017.

### **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:**

No consultation responses have been received.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party responses have been received.

### **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 rear extension, due to its location will not be readily visible from public view. It will be screened from Boston Road by the orientation of the dwelling on the plot and the dense and mature trees and hedgerows along the front and side boundaries. It is proposed to render this rear extension and while the rest of the dwelling is not rendered it is not considered that this will have a negative effect upon the character and appearance of the area given the location of the extension and the presence of other rendered properties in the area, notably No.49 opposite the application site.

The construction of the dormer windows will visibly transform the front elevation of this dwelling, however the dwelling is set back approximately 20m from the public highway. Coupled with the dense front boundary treatment it is considered that the proposed dormer windows are respectful of the dwelling's existing character and the proposed windows are to be constructed in materials that will complement the existing dwelling.

In all, this proposal will not add a considerable amount to the footprint of this dwelling and is considered appropriate in terms of size, scale and massing and 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. A high standard of amenity is advocated 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.

There are no neighbouring properties that share the boundaries with the application site, the closest property being No.49 which is a two-storey detached dwelling located on the opposite side of Boston Road. Given the separation distance of 40m between the two properties along with the large, mature trees which line the front boundary, it is not considered that the proposed would have a significant detrimental impact on the amenity of the neighbouring property.

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 following details of flood proofing, resilience and resistance techniques will be incorporated into the proposed scheme:-

- The finished floor level will match the existing floor level where appropriate or be at least of the same levels.
- All new electrical sockets will be raised.
- Permeable materials are to be used in the front garden area.
- Soakaways are to be introduced over the main drainage connection.
- Rainwater butts will be added to the rear rainwater pipes as appropriate.

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:-

<b>CONDITIONS / REASONS</b>	
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 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"> <li>▪ 21-0151 D01 Rev 0 Location Plan and Existing and Proposed Block Plans</li> <li>▪ 21-1051 D04 Rev 0 Proposed Floor Plans</li> <li>▪ 21-1051 D05 Rev 0 Proposed Loft Plan</li> <li>▪ 21-1051 D06 Rev 0 Proposed Elevations</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>

<b>INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE</b>
<b><u>STATEMENT OF PROACTIVE WORKING:</u></b>

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.