

Development Management Delegated Decision Report

B/21/0361



SUMMARY OF APPLICATION

Application Reference	B/21/0361		
Application Type	Full Planning Permission		
Proposal	Proposed porch and alterations to outbuilding		
Location	The Coach House, The Drayton, Drayton, Boston, PE20 3JP		
Applicant	Mr & Mrs T Harrison		
Agent	R Boor Draughtsman		
Received Date:	26-Jul-2021	Consultation Expiry Date:	20-Aug-2021
Valid Date:	28-Jul-2021	Statutory Expiry Date:	22-Sep-2021
Date of Site Visit:	18-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:	21/09/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consist of a two storey former coach house which is located in the countryside, just outside of the settlement of Swineshead. The site consists of the residential dwelling with a large garden and grassed paddock, triple garage, timber framed clad outbuilding and tarmac access point.

DETAILS OF PROPOSAL:

It is proposed to erect a porch to the south–eastern elevation of the existing dwelling, it will measure 3.8m by 1.9m and will be constructed of red engineering brick to damp course level with reclaimed brick above to match existing, a black imitation slate with feature red clay ridge tile salvaged from a demolished wall. The rainwater goods will be black to match the existing and the joinery will be timber and painted to match the existing.

The proposal also includes alterations to the outbuilding which is located on the southern corner of the plot. It is proposed to remove the existing roof sheeting and replace with imitation slate, remove the door and frame and brick up the opening on the north-eastern elevation with reclaimed brick to match the existing. Two doors would be removed and brickwork in between on the north-western elevation and install two larger doors.



RELEVANT HISTORY:

B/00/0039 Change of use from stables, coach house, and granary to residential.
Granted – 20/03/2000.

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:

Swineshead Parish Council have no objections.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged 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:

No third party representations 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 porch is relatively modest in scale and will be constructed in reclaimed brick which will match the existing and be respectful of the character of this dwelling. There is a 2m high wall which obscures the southern part of the garden from the public highway. Due to the modest scale of the proposed porch the majority of the dwelling's curtilage will remain undeveloped. Only part of the roof of the outbuilding is viewable from the public highway and it is proposed to replace the existing roof and use materials to match the main dwelling which will be more in keeping with the character of the property and will not look out of place.

This part of The Drayton contains properties of many different styles and sizes and it is considered that both parts of this proposal will not look out of place or have a harmful impact upon the area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

Policies 2, 3 and 30 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.

Garden House is located south of the application site and although the porch is to be built on the southern side, it is considered that no harm will be caused to this neighbouring property in terms of over-shadowing, loss of light, harm to outlook, overlooking or loss of privacy due to:

- The Garden House being over 20m from the application site;
- The modest size of the proposed porch and the alterations to the outbuilding;
- The absence of windows in the southern elevation of the outbuilding.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2, 3 and 30.

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	
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"> ▪ 3523-2 Existing and Proposed Site Plan & Location Plan ▪ 3523-1 Existing and Proposed Floor Plans & 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 2021 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.</p>