

Development Management Delegated Decision Report

B/21/0368



SUMMARY OF APPLICATION			
Application Reference	B/21/0368		
Application Type	Full Planning Permission		
Proposal	Proposed two storey side extension including conversion of existing attached garage		
Location	5, Crafton Lane, Boston, PE21 7TZ		
Applicant	Mr & Mrs Pycock		
Agent	Mr Lee Chapman, LPC Architectural Design		
Received Date:	02-Aug-2021	Consultation Expiry Date:	25-Aug-2021
Valid Date:	02-Aug-2021	Statutory Expiry Date:	27-Sep-2021
Date of Site Visit:	01-Sep-2021	Extension of Time Date:	N/R
Objections received?	Yes		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Cllr Woodliffe	20/09/2021	22/09/2021	Yes
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	01/09/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a two-storey detached dwelling set in a residential neighbourhood within the settlement of Boston. The area consists of a mixture of property styles and sizes.

DETAILS OF PROPOSAL:

It is proposed to erect a two-storey side extension to create a playroom and utility on the ground floor and two bedrooms on the first floor. The proposed extension will replace an integral garage with the garage door being replaced with a window to match the existing windows.

The extension will measure approximately 3.2m (W) by 9.4m (L). The height of the proposed extension will be 8m to ridge which is marginally lower than the existing roof height. In terms of design, the fascia and eaves detailing will match that of the existing part of the dwelling and it is proposed to use materials to match.

RELEVANT HISTORY:



B/02/0385 Construction of 102 detached houses, 26 terrace houses and 29 detached bungalows, garages and associated roads, all landscaping and public open spaces.

Granted – 04/112/2002.

B/03/0347 Variation of Condition 12 attached to planning permission B06/0273/97 for residential development which requires link to Arundel Crescent be made within 3 years of occupation of the first house to 5 years.

Granted – 10/07/2003.

B/06/0252 Variation of Condition 5 attached to outline planning permission for Business Park and residential development granted on the 30 July 1999 to allow an additional 2 years for the completion of the Emergency/Bus access to be formed at the sites frontage onto Sleaford Road between numbers 209 & 211.

Granted – 05/06/2006.

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:

Cadent Gas have assessed the location of the proposal and have confirmed they would not object as the intermediate and high pressure gas pipelines in the area would not be affected by the application.

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:

A letter of objection has been received from the occupier of No.6 Craft Lane which shares the eastern boundary of the application site. The reasons to object are summarised below:

- Reduced daylight into the utility, downstairs toilet, upstairs bathroom and en-suite.
- The afternoon sunlight will be blocked from the back yard and the outlook will be a brick wall 4 feet longer than the original house and two storeys.
- Privacy will be lost in the back garden due to the new bedroom window.
- Possible noise disruption from the proposed building work which will cause sleep disruption when working nights.

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 two-storey side extension will replace the existing integral garage and the design of the front elevation will match the existing fascia and eaves design which is in keeping with the character of the existing building. The proposed roof height will be slightly lower than the existing roof and the back wall will be moved back by 1m, however the width is the same. It is considered the proposed extension is appropriate in terms of size, scale and mass.

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.

No.6 Crafton Way is a two-storey detached dwelling immediately to the east of the application site. The proposed two-storey extension will come no closer to this neighbouring property than the existing integral garage. The existing garage roof measures 5.4m to the ridge and the roof on the proposed two-storey extension will measure 8m to the ridge. The occupier of No.6 has

concerns that the proposed extension will reduce the amount of daylight to the utility room, downstairs toilet, upstairs bathroom and en-suite. While it is acknowledged that there will be a slight impact upon the level of daylight and sunlight into these non-habitable windows, there is approximately 5m between the side wall of the application site and the windows of No.6. Therefore it is not considered that the extension will have adverse impacts in terms of loss of light or over-shadowing. Another point raised by No.6 is loss of privacy, however there are no side windows proposed in the extension and the proposed extra rear bedroom window will not result in a significant impact compared to the existing two rear existing bedroom windows.

No's 7 and 8 Crafton Lane are two-storey detached dwellings which are located north of the application site. The rear wall of the proposed extension is approximately 17m from the closest of these neighbouring properties and is separated by a 1.8m boundary fence. It is considered that due to the separation distance and the modest scale of the proposal, it will not have no adverse impacts upon No's 7 and 8 in terms of overshadowing or loss of light or harm to outlook. There is a proposed window in the rear elevation of the extension which serves a bedroom, it is considered that the risk of overlooking and loss of privacy will be minimal due to the separation distance. Furthermore, there are already two rear facing bedroom windows, therefore the additional bedroom window will not cause an unacceptable addition to the rear elevation.

In all it is considered that the proposed extension will not have a significant impact on the occupiers of nearby dwellings, therefore 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 flood risk assessment which confirms:

- The proposal ground floor extension will have a floor level no lower than the existing floor level of the original dwelling set at approximately 100/150mm above the surrounding external ground levels.
- There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development.
- As this site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line to register the property to receive an advanced warning of flooding.
- Surface Water from the developed will be piped into existing main drainage system or existing/new soakaway suitable for the water run off levels with the garden of the property as shown on the scheme drawings submitted as part of this application.

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">• LPC-280-01 – Location Plan;• LPC-280-03 Rev A - Proposed Layouts; and,• LPC-280-04 Rev A - Proposed 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>