

Development Management Delegated Decision Report

B/21/0376



SUMMARY OF APPLICATION

Application Reference	B/21/0376		
Application Type	Full Planning Permission		
Proposal	Proposed rear two storey extension and internal alterations including part demolition of existing building		
Location	25, Norfolk Street, Boston PE21 6PW		
Applicant	Miss Kaciusyte, C/O Neil Dowlman Architecture Ltd		
Agent	Mr Neil Dowlman, Neil Dowlman Architecture Ltd		
Received Date:	11-Aug-2021	Consultation Expiry Date:	07-Oct-2021
Valid Date:	02-Sep-2021	Statutory Expiry Date:	28-Oct-2021
Date of Site Visit:	20-Oct-2021	Extension of Time Date:	14-Jan-2022
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:	11/01/2022		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located in the settlement of Boston and consists of a semi-detached dwelling within the Boston Conservation Area. To the north-east is a children's day centre, the rest of the immediate area are residential properties.

DETAILS OF PROPOSAL:

It is proposed to erect a two-storey rear extension which will consist of a kitchen/living space on the ground floor and a bedroom with en-suite on the first floor. The extension will measure 8.9m long by 5.6m wide and will be 6.4m high (at its highest point).

The extension will be constructed of red facing brick on the north-east (side) elevation which will match the existing building. The north-western (rear) elevation will consist of cedar cladding and grey powder coated aluminium walls. It is proposed to use white UPVC windows and bi-folding doors with the roof finished in slate roof to match the existing dwelling. The proposed roof also includes roof lights in the north- west and north-eastern elevations.

RELEVANT HISTORY:



There is no relevant history on this site.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

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:

At the heart of the National Planning Policy Framework 2021 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.
- Section 16: Conserving and enhancing the historic environment

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) does not wish to object to the planning application.

Witham Fourth District IDB have requested that they are to be contacted if any changes to the surface or treated water disposal arrangements than stated in the application.

Heritage Lincolnshire have commented that the application cannot be supported for reasons summarised below;

“The proposal makes clear that this rear extension is contemporary in design, however, we feel that the use of 3 different types of material, brick, cedar cladding and grey powder coated aluminium detracts from the special interest of the conservation area and the existing property. We suggest that the grey powder aluminium be removed from the proposal as it is not a sympathetic material and devalues the special interest of the conservation area. Instead, we suggest that the red brick that is already used within the proposal should replace the grey powder aluminium.

Whilst in principle the cedar cladding can be regarded as ‘sympathetic’ due to it being a natural material it can degrade quite quickly in comparison to brick, therefore we suggest that this too be replaced by brick. It is also advisable that the proposed white UPVC windows/doors be replaced with dark grey UPVC windows and doors to compliment the proposed extension.

The proposal also seeks to carry out internal alteration including part demolition of the existing building. We require more information on the rear of the building including photographs. The proposal seeks to cover existing window openings which may be part of the historic fenestration patterns and therefore have a negative impact.

It is felt that the proposal of the rear two storey extension and internal alterations including part demolition of existing building cannot be supported as we require more information on the rear of the building and the proposed materials need to be simplified to preserve and enhance the non-designated heritage asset and the conservation area.”

Consideration was given to these comments and photographs passed to the heritage advisor which showed the windows at the rear which are to be removed are all UPVC and are not historic and no part of the proposal will be seen from any public vantage points as none of the proposed works are to the front elevation of this property.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party responses have been received.

EVALUATION:

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

- Impact on Heritage asset;
- Design of the proposal and impact on the character and appearance of the area;
- Impact on residential amenity; and,
- Flood Risk.

Impact on Heritage Asset

Policy 29 of the Local Plan requires the conservation and, where appropriate, enhancement of the area's heritage assets.

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting and any features of special architectural or historic interest. In the context of Section 66 of the Act, the objective of preservation is to cause no harm. The courts have said that this statutory requirement operates as a paramount consideration – ‘the first consideration for a decision-maker’. Planning decisions require balanced judgement but, in that exercise, significant weight must be given to the objective of heritage asset conservation, and this statutory duty sits above the policy objectives identified within the earlier section of this report.

Where harm will be caused, there is a necessity to establish the extent of that harm, and consider this within the policy context. In practice, this requires a methodical approach to be followed wherein the relevant assets which could be affected need to be identified, along with their significance. Consideration can then be given to any effects on this significance resulting from the proposals, which may be reduced through mitigation. If harm is identified, it is then required to establish the scale and extent of such harm, before moving on to matters such as the planning balance and weighing the public benefits arising against any identified harm.

Heritage assets affected – Boston Conservation Area

Impacts of the proposals on this asset – The application site is on the edge and within the Boston Conservation Area. However, given the proposal does not include any works to the front elevation and the close presence of the neighbouring properties, the development would largely be obscured from public vantage points. As such, taking into account the proposed size, scale

and design it is considered that the proposed extension will not have a negative effect on the Boston Conservation Area.

Design of the proposal

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 extension will be located at the rear of the property and due to the close proximity of the neighbouring properties, the extension will not be visible from the public highway. Part of the existing rear outrigger will be demolished to create this two-storey extension therefore the addition to the footprint of the property will be minor. The roof will finish 1.4m lower than the roof of the host dwelling and the sloping design mirrors the original features and ensures the proposed development does not overpower that of the host dwelling. It is therefore considered that it is appropriate in terms of size, scale and massing.

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.

The host dwelling is semi-detached with the attached dwelling being located on the south-western elevation (No.23). The side wall is approximately 1.2m from the boundary fence shared between these two properties and given the design of the pitched roof it is considered that the proposed extension will not have a negative impact upon No.23 in terms of over bearing or loss of outlook. The proposed extension does not have side windows due to the design of the roof, however there are rooflights proposed in the south-west section of the roof. The rooflights are for the purposes of additional light into the ground floor and do not increase the risk of overlooking and loss of privacy.

The neighbouring property on the other side (No.27) consists of a detached building which is currently being run as a family day centre. No.27 has first floor windows in the side elevation which overlook the application site. The finished roof height on the proposed extension will be a maximum of 3.5m higher than the existing rear extension. The extension will not come any closer to No.27 than the existing single storey extension and there is approximately 2.8m between the side walls of these two buildings. While it is noted that the proposal will have an impact upon the outlook of No.27, due to the separation distance and the current use of this building, it is considered that the level of harm would not represent a significant level to refuse this application.

There are no windows proposed in the side elevation of the proposed extension, apart from rooflights. Therefore it is considered that there will be no significant levels 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 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 has also been confirmed that the ground floor levels are no lower than the existing and therefore there is no increased risk to life and in order to provide suitable mitigation measures for the building the following flood proofing/resilience and resistance measures will be applied;

- Electrical installations above flood levels
- The use of water resistant air bricks
- Non-return valves
- Commitment to sign up to the Environment Agency Flood Warning Service

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, 3, 29 and 30 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"> ▪ A/3527-3002 Proposed Elevations, Sections & Plans <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
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<u>STATEMENT OF PROACTIVE WORKING:</u>
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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.
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