

Development Management Delegated Decision Report

B/21/0393



SUMMARY OF APPLICATION			
Application Reference		B/21/0393	
Application Type		Full Planning Permission	
Proposal		Proposed first floor extensions to front and rear to create storage, staff room and managers area	
Location		The Lord Grey, Marsh Lane, Boston, PE21 7SJ	
Applicant		Mr James Hobbs, The Lord Grey Hotel	
Agent		Mr Matthew Taylor, Taylor Planning and Building	
Received Date:		Consultation Expiry Date:	23-Sep-2021
Valid Date:		Statutory Expiry Date:	21-Oct-2021
Date of Site Visit:		Extension of Time Date:	---
Objections received?		No	
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation		Approve	
Report by:		Consultant Planning Officer	
Date:		07/10/2021	

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site comprises a grey rendered detached building of contemporary design. Fencing surrounds the site to the front at present. The building is situated on Marsh Lane within the Riverside Industrial Estate and therefore on allocated employment area inside the Boston Development Boundary.

DETAILS OF PROPOSAL:

The proposal involves the erection of a side extension with parking area retained at ground floor level and the provision of manager's accommodation at first floor attached to the southern elevation. A first floor extension is proposed to the northern elevation providing a linen store and laundry and hotel store.

RELEVANT HISTORY:

B/18/0355 - Change of Use from dwellinghouse (Class C3) to hotel and sandwich shop (Sui



Generis) and the construction of a two storey rear extension – Approved 9th April 2019.

B/04/0384 - Variation of Condition No 2 attached to planning permission B/02/0450 granted on 16 October 2002 to allow the existing hedge to be retained and maintained at a height of 3m – Approved 13th July 2004.

B/02/0636 - Replace existing 2 metre high concrete wall with 2.4 metre high brick wall at corner of Wyberton Low Road and Marsh Lane, erect 2.4 metre high wall at the corner of Leyland Way and Marsh Lane, and erect 1.8 metre high green security mesh fencing – Approved 20th February 2003.

B/02/0450 - Vehicular Access – Approved 16th October 2002.

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
- Policy 4: Approach to Flood Risk
- Policy 30: Pollution
- Policy 36: Vehicle and Cycle Parking

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 2: Achieving sustainable development
- Section 4: Decision-making
- Section 9: Promoting sustainable transport
- Section 12: Achieving well designed places

CONSULTATION RESPONSES:

Lincolnshire County Council Highways Authority and Lead Local Flood Authority (16th September 2021):

- Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Environmental Health (26th August 2021):

Environmental Health have no objections in principle to this application. However, at the time the property was converted into a hotel a noise assessment was undertaken by 'Sound Solutions' due to the nature of the area in which the hotel sits (ie an industrial estate) and concerns this may have a negative noise impact on occupants of the hotel. As a result a minimum glazing specification for the bedrooms was specified. There was a 4/16/4 double glazed units with acoustic trickle vents. I would therefore request the same requirement for the windows serving the managers accommodation room.

THIRD PARTY REPRESENTATIONS RECEIVED:

One response received requesting that a minimum of 3 swift bricks are installed at the property.

EVALUATION:

Given the property has already been granted change of use to hotel and sandwich shop (Sui Generis) under the 2018 application and the proposed accommodation is to support that approved use, the key material considerations in the assessment of this application are:

- Impact on the character and appearance of the area
- Residential amenity
- Highway safety & parking

Impact on the character and appearance of the area

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development 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 to the southern elevation is slightly lower in height than the existing property and is also set back slightly from the main elevation of the existing building.

The first floor extension above part of the existing single storey wing of the property to the north is set back from the principal elevation and the proposed roof is designed to tie in to the existing roof in a sympathetic way.

The overall design of both extensions are considered in keeping with the character and design of the existing property and given the wider industrial context of the locality the proposal is not considered to have a detrimental impact on the character and appearance of the area.

Residential amenity

SELLP Policy 2 and 3 seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

In addition, Policy 30 of the SELLP states development will not be permitted where there would

be unacceptable impacts on the amenity of the area, health and safety of the public and the natural, historic and built environment.

Previous noise assessments were considered by the Environmental Health team given the location of the hotel within the industrial estate. A condition is required as to the specification of the glazing to ensure that the noise from the surrounding commercial uses do not impact on the residents or the manager of the proposal.

Highway safety & parking

The proposal provides relatively limited parking arrangements, however, the parking layout proposed has already been approved under the previous 2018 application. Given the site is within the built up area of Boston and is considered a sustainable location in the rural context of the Borough, the lack of one additional parking space as part of this proposal is considered to not result in a significant enough impact that would warrant refusal of the application. In addition, the Highway Authority have been consulted and have raised no objections.

Flood risk

Policy 4 of the SELLP 2019 sets out the approach to flood risk to be taken. The South East Lincolnshire Strategic Flood Risk Assessment March 2017 (SFRA) provides the evidence base for Policy 4.

Under the 2018 approval for the change of use to hotel and sandwich shop, flood risk was taken into account given the site is located within Flood Risk Zone 3 and within a 'Danger for All' hazard rating. Under the previous application the Environment Agency were consulted and raised no objection. They also did not request that a flood risk assessment should be submitted in support of the application. A brief flood risk assessment has been submitted with the current application.

Given that the application only adds limited first floor accommodation in support of the approved use as a hotel and no additional ground floor built form is proposed it is considered that in respect of flood risk the proposal is acceptable.

CONCLUSION:

The proposed extensions are considered in keeping with the existing building and will not result in a detrimental impact on the character and appearance of the area. Conditions are required to ensure that glazing is installed of a specification that will protect occupiers from noise disturbance. Subject to this condition the proposal is considered to not have a detrimental impact on residential amenity.

On balance, whilst the parking is limited, it is in accordance with the previously approved scheme and the proposed extensions do not alter the property significantly enough to warrant a revised parking scheme. The Highway Authority have not objected to the application.

RECOMMENDATION:

Approve, subject to conditions.

CONDITIONS / REASONS	
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Pre-commencement conditions?		No	Agreed with applicant/agent - Date:	N/A
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 be carried out in strict accordance with the application received 26-August-2021 and in accordance with the associated plans and documents referenced:</p> <ul style="list-style-type: none"> • Site Location Plan located on Drawing No. PL01 • Planning Proposed Drawing No. PL02 <p>Reason: To ensure that the development is undertaken in accordance with the approved details 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 extensions hereby approved 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>			
4	<p>All windows installed in the manager's accommodation hereby approved shall be of a minimum glazing specification of 4/16/4 double glazed units with acoustic trickle vents.</p> <p>Reason: To protect the occupants of the manager's accommodation from noise in accordance with the approved details and to comply with Policies 3 and 30 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>	