

Development Management Delegated Decision Report

B/21/0494



SUMMARY OF APPLICATION

Application Reference	B/21/0494		
Application Type	Full Planning Permission		
Proposal	Proposed alterations and upper floor extension		
Location	32, Grosvenor Road, Frampton, Boston, PE20 1DB		
Applicant	Mr M Wood		
Agent	Mr David Bradley		
Received Date:	10-Nov-2021	Consultation Expiry Date:	07-Dec-2021
Valid Date:	15-Nov-2021	Statutory Expiry Date:	10-Jan-2022
Date of Site Visit:	02-Dec-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	REFUSE Planning Permission		
Report by:	Emma Dennis		
Date:	01/12/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located in the settlement of Kirton and in the Parish of Frampton. The site comprises a detached dormer bungalow with a driveway leading to an integral garage. There are properties of similar design either side of the application site with the rest of the residential neighbourhood consisting of two-storey dwellings.

DETAILS OF PROPOSAL:

It is proposed to erect a first floor flat roof extension onto the side elevation over part of the existing integral garage. It will measure 6.1m (L) by 3.1m (W). The height to the flat roof is 5.9m.

The proposed material are dark grey facings to the end wall and white upvc weatherboarding to the dormers. The proposal also includes to add a rooflight to the north-west elevation of the existing roof.

RELEVANT HISTORY:

B/06/0798 – Proposed single storey front and one and a half storey rear extensions.
Granted - 12/01/2007.



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.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Kirton Parish Council saw no reason to object.

Frampton Parish Council have no comments or observations to make.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) 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; and,
- 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.

Paragraph 130 of the NPPF states that developments should add to the overall quality of the area, be visually attractive and be sympathetic to local character. Paragraph 134 of the NPPF indicates that, where a development is not well designed should be refused where it fails to reflect local design policies and government guidance on design.

It is acknowledged that not all development is inappropriate in this area, consideration must be given to the existing character of the local area and the size, scale and mass of the host dwelling.

Grosvenor Road is lined with established trees, hedges and planting with all the properties being open-fronted with the majority including identical low white wooden fences running along the front boundaries. The area is predominantly detached properties with pitched roofs set on spacious well set out plots. Other extended dwellings have pitched roofs following the line of the host dwellings, with the only example of flat roofs being the ones that cover the integral garages which are at single storey level, making them less imposing on the street-scene.

The application site is one of three properties along Grosvenor Road that are of a similar and consistent design with very little changes to the original front and side elevations. The application site contains an existing first floor flat roof extension in the row of three, however these are dormer windows very much subservient within the roof plane.

The proposed extension is set back approximately 12m from the edge of the highway and is partly obscured by neighbouring property. However, the side of the property does still contribute to the character and appearance of the area. The proposed first floor side extension would result in an awkward and bulky addition to the south-eastern elevation of the proposed dormer bungalow. The resulting extension would form a significant first floor flat roofed extension which is uncharacteristic for the area and would detract from the appearance of the locality.

By reason of its size, and design would poorly relate to the host dwelling and would represent an incongruous addition to the streetscene. Therefore the proposed extension would be contrary to the requirements of Policies 2 and 3 and is thus unacceptable.

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. Furthermore, it advocates the promotion of health and well-being, with a high standard of amenity for existing and future users. Crime and disorder, and the fear of crime, should not undermine the quality of life or community cohesion and resilience.

Due to the proposed extension being solely on the north-east elevation of the dwelling, the impact, in terms of loss of outlook and an overbearing effect is limited to No.31 Grosvenor Road.

No.31 Grosvenor Road is of similar design to the application property, it has the same layout and therefore has no windows in the north-west elevation. No new windows are proposed in the south east elevation. However, the proposal includes a new outer wall to create a cavity and to refit the existing ground floor bathroom window with a new window.

The proposed development includes large first floor windows in the front and rear elevations which will serve the proposed playroom. The front window overlooks the junction from Middlegate Road onto Grosvenor Road which will not create any overlooking issues. The rear window will look towards the rear of No.9 Ash Drive which is a semi-detached bungalow. However there is nearly 30m from the rear window to the boundary shared with this neighbouring property and taking into account the established hedges and trees, it is considered that this proposal will not have a negative impact upon the occupiers of No.9 Ash Drive.

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 development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

It is considered that the proposal meets the requirements of SELLP Policy 4.

CONCLUSION:

It is considered that the proposed development:

- will not harm neighbours' amenity to an unacceptable degree; and
- is acceptable in flood risk terms.

However, it is considered that the proposed development will appear incongruous and out-of-character in the street-scene which will harm the character or appearance of the area to an unacceptable degree.

It is therefore considered the proposed development is unacceptable and for the reason contained within this report the application is recommended for refusal.

RECOMMENDATION:

REFUSE Planning Permission for the following reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	The proposed extension, due to its size and design would poorly relate to the host dwelling and would represent an incongruous addition to the streetscene. The design consists of an unacceptably bulky addition to the existing roofscape which would have a negative impact upon the street-scene. It is not considered sympathetic to the character and appearance of the surrounding residential neighbourhood. As such it is considered contrary to the requirements of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework (2021) Paragraphs 130 and 134 in respect of good design.

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

This application was considered against Drawing Number: 2148/1C.