

Development Management Delegated Decision Report

B/21/0502



SUMMARY OF APPLICATION

Application Reference	B/21/0502		
Application Type	Full Planning Permission		
Proposal	Extension to form Breakfast/Garden Room		
Location	Holly Cottage, Church Green Lane, Frampton, Boston PE20 1RN		
Applicant	Mr & Mrs Shaw		
Agent	Mr Nick Overton, NiCAD Consultancy Services Ltd		
Received Date:	17-Nov-2021	Consultation Expiry Date:	11-Dec-2021
Valid Date:	17-Nov-2021	Statutory Expiry Date:	12-Jan-2022
Date of Site Visit:	04-Jan-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:	29/12/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the eastern side of Church Green Lane and consists of a two-storey rendered dwelling with part pitched and part flat roof. The side elevation of the dwelling fronts the highway. The site also contains a driveway leading to a detached garage and gardens. The wider character of the area is agriculture in nature with occasional dwellings scattered nearby.

The South East Lincolnshire Local Plan identifies the site to be within the countryside.

DETAILS OF PROPOSAL:

This proposal seeks full planning permission to erect an extension on the eastern elevation of the dwelling to create a breakfast and sitting area. It is proposed to render the extension to match the host dwelling.

The proposed extension will measure 5m wide and project out from the eastern elevation by 5.3m and will have a flat roof height of 3.1m, which include an aluminium fascia. There are two rooflights to be installed in the flat roof. It is also proposed to replace the existing metal guarding to the first floor balcony with glazed guarding.



RELEVANT HISTORY:

B/01/0185 - Construction of garage and spa room.
Granted 11/05/2001.

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:

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.

The proposed single storey extension will project out 5.3m from the eastern (side) elevation of the host dwelling and be 5m wide, with a roof height of 3.1m. However, given the orientation of the dwelling on the site views of the extension are limited, from either direction on Church Green Road due to the presence of the established boundary hedging. When considering the

scale of the two-storey host dwelling, this single storey extension will be an appropriate scale. As such it is considered to not be detrimental to the character and appearance of the area.

The proposed materials are rendered external walls, UPVC windows and doors, a flat roof with a deep aluminium fascia. The rooflights and new windows have been aligned to match up with existing windows. The proposed materials will ensure consistency and not lead to a negative design.

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. 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.

The application site is in a mainly rural setting with the occasional property scattered around. The closest neighbouring property is located approximately 17m north-west of the application site and consists of a two storey dwelling (Milton House) which is located on the corner of Church Green Land and Multon Ings Lane. The proposed single storey extension and alterations are confined to the eastern elevation of the application site and combined with the dense mature hedging and trees lining the boundary of the site it is considered that this proposal will not have a negative impact upon this neighbouring property in terms of overshadowing, overbearing, loss of privacy or overlooking.

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 flood risk assessment which concludes:

- The site is in an area capable of receiving early flood warnings from the Environmental Agency Floodline Warning Direct System.
- An effective surface water drainage system including limiting impermeable surfaces and consideration of permeable paving, water retention systems etc.
- Provision of a flood kit.
- Commitment to the production of an Emergency and Evacuation Plan outlining the procedure to be followed in the event of a flooding event.

It is considered that the proposal meets 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 and 4 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"> ▪ 21/HC/02A Proposed Block Plan ▪ 21/HC/03A Existing/ Proposed Layout/ 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>