

Development Management Delegated Decision Report

B/21/0504



SUMMARY OF APPLICATION

Application Reference	B/21/0504		
Application Type	Full Planning Permission		
Proposal	Proposed extension and alterations including the relocation of the principle entrance door		
Location	Holly Cottage, Outgate, Leverton, Boston PE22 0AA		
Applicant	Mrs C Green		
Agent	Lee Chapman, LPC Architectural Design		
Received Date:	17-Nov-2021	Consultation Expiry Date:	15-Dec-2021
Valid Date:	17-Nov-2021	Statutory Expiry Date:	12-Jan-2022
Date of Site Visit:	04-Jan-2022	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 western site of Outgate and consists of a two-storey cottage with a detached garage and gardens. There are residential properties opposite the application site and agricultural land to the sides and rear.

The wider character of the area is agricultural in nature and as per the South East Lincolnshire Local Plan, the site is within the countryside.

DETAILS OF PROPOSAL:

This proposal seeks full permission for a single storey rear extension to create a lounge. It will measure 8m by 3.2m. The extension will have a flat roof which will be 2.8m high.

The extension will comprise brickwork, upvc windows and doors to match the host dwelling.

The proposal also includes to relocate the entrance door to create a new main entrance and carry out internal works to the ground floor.



RELEVANT HISTORY:

B/00/0299 – Single storey rear extension.
Granted – 27/07/2000.

B/03/0864 – Single storey sided and rear extension and change of use of agricultural land to garden.
Granted – 27/02/2004.

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;
- 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:

Environmental Health have no objections.

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

Witham Fourth District IDB have made the following observations (a copy will be sent with the decision):

“1. Board’s Byelaw consent is required to directly discharge surface water to a watercourse (open or piped). A surface water development contribution (SWDC) will be charged on all rates of discharges. Please refer to the Board’s Development & Consent Control Guidance for more information: <https://www.w4idb.co.uk/resources/document-library/consent-forms-and-guidance/>

2. Board’s Byelaw consent is required to discharge treated water to a watercourse (open or piped).

3. Board’s Section 23 consent is required to culvert, pipe, or bridge the watercourse.

4. If there is any change to the surface water or treated water disposal as stated in the application, please contact the Board to discuss the new arrangements.

5. SUDS/drainage response sent to LCC.”

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.

This proposal will form a western extension to the host dwelling, which will replace an existing conservatory, and will measure 8m by 3.2 with a flat roof which will measure approximately 2.8m in height. The dwelling has been extended over the years, however, due to the generous plot size and considering the scale of this single storey rear extension, it is therefore deemed appropriate in terms of size, scale or massing.

It is also proposed to relocate the front entrance door. Due to the minor amendment to facilitate this change, coupled with the extensive dense hedgerow and trees to the front boundary, it is considered that this will not be of detriment to the character and appearance of the area.

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.

Due to the rural nature of the application site, the closest neighbouring property is Sycamore Farm which is located on the other side of Outgate. The proposed extension is on the western side of Holly cottage and will be of no detriment to Sycamore Farm. The proposal includes to relocate the entrance door of Holly Cottage which is located on the eastern elevation, which faces this neighbouring property. Due to the separation distance and the dense boundary treatments, it is considered that it will not have any adverse effect in terms 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 flood risk assessment which states:

- 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.
- 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, 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"> ▪ LPC-290-03 Rev B Proposed Layouts and Site Plan ▪ LPC-290-04 Rev B Proposed Elevations

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.

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
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WFIDB – 25/11/21

<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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