

# Development Management Delegated Decision Report

B/21/0515



## SUMMARY OF APPLICATION

Application Reference	B/21/0515		
Application Type	Full Planning Permission		
Proposal	Single storey rear extension & alterations		
Location	5, Whitecross Gate, Fosdyke, Boston PE20 2BW		
Applicant	Mr & Mrs I Austin		
Agent	G R Merchant Ltd		
Received Date:	29-Nov-2021	Consultation Expiry Date:	22-Dec-2021
Valid Date:	30-Nov-2021	Statutory Expiry Date:	25-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:	14/01/2022		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a semi-detached dwelling, located on the northern side of Whitecross Gate which is a predominantly residential area within the settlement of Fosdyke.

The dwelling is set on a sizable plot and is constructed of red facing brick, grey tiles roof and white UPVC windows and doors with a large front garden and driveway leading to a single detached garage.

### DETAILS OF PROPOSAL:

It is proposed to erect a single storey rear extension to create a utility and shower room. It will measure 9.2m by 7.7m and will have a flat roof which will be approximately 2.7m high. The proposed extension will be rendered to match the existing rear single storey extension.

### 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.

### **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.

Fosdyke Parish Council have no objections.

### **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 proposed single storey rear extension is small in scale and given the size of the existing dwelling and the accompanying plot, it is considered to be acceptable in terms of size, scale and massing. It is proposed to render the extension to match the existing rear extension and install windows and doors to match and the flat roof will match the existing flat roof.

Due to the location of the extension on the rear wall, it will not be clearly viewable from any public vantage point and it is considered to not have a detrimental impact on 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.

This dwelling is semi-detached and the adjoining dwelling (No.6) is attached to its eastern side. This neighbouring dwelling has also had extensions to its rear elevation, one which is similar in size and style of this proposed extension. The proposed extension is set back 0.55m from the shared boundary so no part will be closer than the side wall of the existing dwelling. Neither this extension nor the neighbouring property contain any side windows which would risk overlooking or loss of privacy.

No.4 lies to the west of the application site and is a similar style property. There is approximately 11m between the side wall of the proposal and the boundary shared with these two dwellings. Taking into account the hedging and outbuildings in between, it is considered that the proposed extension will not have any negative impact upon this neighbouring property in terms of overlooking, overbearing, loss of privacy or loss of outlook.

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 statement confirming that the proposed development is a minor extension and that the proposals are consistent with the Environment Agency's advice for minor extensions. The proposed floor level is no lower than the existing floor level.

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><b>Reason:</b> 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"> <li>▪ Drwg no 01A Location &amp; Site Plan, Existing &amp; Proposed Floor Plans &amp; Elevations</li> </ul> <p><b>Reason:</b> 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>	