

Development Management Delegated Decision Report

B/21/0516



SUMMARY OF APPLICATION

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Application Reference	B/21/0516		
Application Type	Full Planning Permission		
Proposal	Two Storey rear extension to existing dwelling (Resubmission of approved scheme B/21/0242 to increase footprint by 1.5m and replace 3no windows with single arched window)		
Location	4, Horseshoe Lane, Kirton, Boston PE20 1LJ		
Applicant	Mr & Mrs Trotter		
Agent	Mr Lee Chapman, LPC Architectural Design		
Received Date:	17-Nov-2021	Consultation Expiry Date:	22-Dec-2021
Valid Date:	17-Nov-2021	Statutory Expiry Date:	12-Jan-2022
Date of Site Visit:	----	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 consists of a two-storey dwelling which lies on the northern side of Horseshoe Lane, in a predominantly residential area which is within the settlement of Kirton. The western boundary of the application site consists of the side wall of the neighbouring dwelling (No.2).

DETAILS OF PROPOSAL:

This proposal is a resubmission of approved scheme B/21/0242. Planning permission is sought to increase the footprint by 1.5m from the rear elevation and replace 3no windows with single arched window on the rear elevation at first floor which will serve the master bedroom. No other changes are proposed.

RELEVANT HISTORY:

B/21/0242 - Two Storey rear extension to existing dwelling.
Granted – 19/07/2021.



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:

As a result of publicity, a letter has been received from the occupier of The Limes, Meer Booth Road, Antons Gowt, Boston, recommending that a planning condition be added to ensure the installation of a minimum of three swift nesting bricks to this proposal to provide enhancement for biodiversity.

Letters of support have been received from No's 2, 6 and Oak Tree House, Horseshoe Lane stating they have checked the amended plans and have no objections to make.

EVALUATION:

The key planning issues in the determination of this application are:

- Design of the proposal and character of the area;
- Impact on residential amenity; and
- Flood Risk.

Design of the proposal and character 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 to extend out of the rear wall of the approved rear extension by 1.5m and replace the three windows on the rear elevation on the first floor to a feature singular window. This proposal does not involve changes to the appearance of the front elevation.

It is noted the proposed extension would be a significant addition to the existing property, however, the application site comprises a large rectangular plot and due to the close proximity of the neighbouring properties this proposal will not be clearly visible from the public highway. Due to the minor addition and alteration, it is considered that it is appropriate in terms of size, scale and massing.

This proposal will be constructed using materials that match the main dwelling and the extension will match the existing building in terms of eaves and ridge heights. It is considered that had these plans been submitted originally, the outcome would likely have been an approval.

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 proposed additional 1.5m to the rear elevation of the dwelling is a minor addition to the approved rear two storey extension. It still leaves approximately 23m between the end wall and the neighbouring property which shares the application sites northern boundary (Oak Tree House). The change to the first floor window will not incur an increase in overlooking or loss of privacy that what was originally approved.

It is not considered that the proposal will have an adverse effect upon the living conditions of the occupiers of No.2 and No.6 due to the minor amount it is proposed to add to the already approved extension and given that the additional space created will not encroach any closer to either neighbouring property.

Letters of support have been received from the occupiers of all three affected neighbouring properties.

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 confirms:

- 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.
- This site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line to register the property to receive an advanced warning of flooding.
- 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 SELLP and Sections 4, 12 and 14 of the NPPF.

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 be carried out in strict accordance with the application received and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> ▪ LPC-273-01 Location Plan, Existing Layouts and Elevations ▪ LPC-273-02 Rev F Proposed Layouts and Elevations ▪ LPC-273-03 Rev C Existing and Proposed Site Plans <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

STATEMENT OF PROACTIVE WORKING:

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.