

Development Management Delegated Decision Report

B/22/0109



SUMMARY OF APPLICATION				
Application Reference	B/22/0109			
Application Type	Full Planning Permission			
Proposal	Proposed 21ft x 54 ft poly-tunnel and replacement of small glass house			
Location	Ripple Corner, Broad Lane, Sutterton, Boston, PE20 2ER			
Applicant	Mr Christopher Kent			
Agent				
Received Date:	14-Mar-2022	Consultation Expiry Date:	N/A	
Valid Date:	07-Apr-2022	Statutory Expiry Date:	02-Jun-2022	
Date of Site Visit:	31-May-2022	Extension of Time Date:	N/A	
Objections received?	None.			
5 day notification record:				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with conditions			
Report by:	Megan Epton			
Date:	01-Jun-2022			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site comprises of 1 no. residential dwelling with associated outbuildings and an existing small polytunnel. It is located just outside of Sutterton's settlement boundary, with Broad Lane directly to the east and Spalding Road to the north; there are a number of adjacent residential neighbours to the west and south, but a vast amount of established hedging exists along the boundaries.

DETAILS OF PROPOSAL:



The proposal includes the installation of a new straight sided polytunnel and the removal of an existing, smaller polytunnel and also the erection of a new glass house.

RELEVANT HISTORY:

No relevant site history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan (2011-2036)** shows the site as not being within any defined settlement boundary and is therefore considered as designated Countryside with no particular allocations or designations applying. The relevant Policies of the Local Plan are:

- Policy 2: Development Management;
- Policy 3: Design of New Development; and
- Policy 4: Approach to Flood Risk.

OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:

National Planning Policy Framework (2021)

At the heart of the 2021 Framework 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) were consulted; no objections were received.

Sutterton Parish Council were consulted and no objections were received.

THIRD PARTY REPRESENTATIONS RECEIVED:

No objections were received from any third party.

EVALUATION:

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

- Design and impact on the character and appearance of the area;
- Impact on residential amenity; and
- Flood risk.

Design and Impact on the Character and Appearance

Policies 1, 2 and 3 indicate that developments will be permitted which will not have harmful impacts upon the character and appearance of the area and 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 comprises of two elements, one being the installation of the new polytunnel and the second being the new glass house. Both of these elements are proposed in the rear garden area of 'Ripple Corner', closest to the highway to the north.

The polytunnel would measure 16.4m in length and 6.4m wide, with a height of 3m to the domed roof. It would be fitted with soil plates and the ground level would be raised slightly within it using 'organic matter'.

The glasshouse would measure 4m by 4m and match the height of the proposed polytunnel and would have an apex roof.

The proposed materials and design of these two structures are not considered harmful to the area given the size, scale and design of existing elements within the site (i.e- the existing shed which stands at 4m above ground level, the existing polytunnel and existing landscaping within the plot). They are considered to make use of standard materials used in the design of domestic outbuildings and are thought to be respectful of the area's character.

Overall it is considered that the design and scale of this proposal would not have a detrimental impact on the character and appearance of the rural area. Thus the proposal is in accordance with SELLP Policies 2 and 3.

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 and which promote health and well-being, with a high standard of amenity for existing and future users.

There are several adjacent neighbours to the west (no.'s 1- 4 Reed Point) and one property to the south (Raven Reed Point); there is a large amount of existing screening along both of these boundaries- created by established landscaping and fencing.

A long roadway/drive runs adjacent to the plot on the west boundary, creating a nice distance between the development and the properties of 'Reed Point', and so therefore the effect of the proposal is minimised for these neighbours. And due to the location of the proposed polytunnel and glass house, the neighbour to the south is not thought to be affected as the existing dwelling and outbuildings within the plot would obscure this neighbour's view of the development.

In any case, due to the nature and scale of this development, the effect on amenity is considered to be very minimal- the risks of overshadowing, loss of privacy and overlooking are not considered to be an issue.

No third party objections have been received and therefore, based on this and the above evaluation, it is considered that 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 has been incorporated where appropriate.

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 1, 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 subject to conditions.

CONDITIONS / REASONS	
Pre-commencement conditions?	NO 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 details included on the submitted application form (14-Mar-2022) and the following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> ▪ Location Plan; ▪ Plan 1 Floor Plans including Flood Risk Assessment; ▪ Plan 2 Section 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
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.