

# Development Management Delegated Decision Report

B/22/0112



SUMMARY OF APPLICATION			
Application Reference	B/22/0112		
Application Type	Full Planning Permission		
Proposal	First Floor Side Extension over existing garage and erection of conservatory to rear		
Location	167 Causeway, Wyberton, Boston PE21 7BS		
Applicant	Mr Ade Tayo		
Agent	Alexandra Castro, Compass Design Studio		
Received Date:	16-Mar-2022	Consultation Expiry Date:	16-Apr-2022
Valid Date:	25-Mar-2022	Statutory Expiry Date:	20-May-2022
Date of Site Visit:	29-Apr-2022	Extension of Time Date:	---
Objections received?	N/A		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	29 <sup>th</sup> April 2022		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a brick built two-storey detached dwelling located on the southern side of Causeway in a residential neighbourhood within the settlement of Wyberton. North of the application site is a residential care home with similar style properties to all other directions.

### DETAILS OF PROPOSAL:

It is proposed to erect a first floor side extension and a conservatory to the rear elevation. The side extension will measure 2.9m wide and 12.2m long and will give an overall height of 6m (to ridge) and will consist of a master bedroom with en-suite and a playroom and store. The conservatory will measure 4.8m by 3.5m by 2.8m (to its highest point) and will be constructed in a frame colour to match the existing. The proposed will be constructed in materials to match the existing dwelling.

### RELEVANT HISTORY:



There is no relevant history on this site.

### **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

#### **South East Lincolnshire Local Plan (2011-2036)**

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:**

#### **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:**

Wyberton Parish Council have no objections to this planning application.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged it is considered that the proposals would not result in an unacceptable impact on highway safety, therefore the proposed development is acceptable and accordingly, 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
- Flood Risk and drainage

#### **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 proposal consists of a two-storey side extension and conservatory to the rear. The side extension will be the only part of the proposal viewable from public vantage points. The side extension uses the same footprint as the existing garage and side extension and therefore the only increase to the footprint will be the conservatory and it is considered that this proposal is appropriate in terms of size, scale and mass. It is proposed to use materials which will match the existing dwelling which will ensure the extension will be in keeping with the existing dwelling and the character of the wider 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.

The application site has neighbouring properties to all sides and due to the nature of the proposal, the properties either side need to be considered.

#### **Impact on property to the east (No.165)**

The proposed first floor extension would not approach any closer to this neighbouring property than the existing ground floor side elevation. The side elevation would now stand at approximately 6 m high but will be separated from No.165 by a gap of approximately 5m, given this distance between the two properties, it is not considered that this proposed development will have a negative effect in terms of overshadowing or be overbearing. The extension would include one windows in its side (east) elevation which serves an en-suite and would be obscure glazed and non-opening. There is a side window in the side elevation of No.165 which serves a first floor landing, this is not classed as a habitable room and given the location of the playroom window which is more towards the front of No.167 and not in direct line with the neighbouring side window therefore it is considered that the risk of overlooking and loss of privacy will be minimal.

#### **Impact on property to the west (No.169)**

The proposed conservatory will not approach any closer to this neighbouring property than the existing western elevation and with it being single storey and small scale, it is not considered to have a negative effect upon this neighbouring property in terms of loss of outlook or overbearing. The conservatory is constructed of a white frame with windows looking in a south and westerly direction, including No.169 however the boundary shared

by the two properties consists of densely placed hedges and a boundary fence of approximately 1.8m, therefore the risk of overlooking or loss of privacy will be minimal.

No objections have been received from the 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 and drainage**

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 of the proposed development has been incorporated where appropriate.

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:-

<b>CONDITIONS / REASONS</b>	
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>▪ 21011-A-PL101 Rev B Proposed Floor &amp; Roof Plans</li><li>▪ 21011-A-PL201 Rev A Proposed Elevations</li><li>▪ 21011-A-PL502 Proposed Site Plan &amp; Block Plan</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, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036), and guidance contained in the National Planning Policy Framework (2021).</p>

3	<p>The colour, type and texture of the finish to the external walls and roofs of the proposed extension shall be of a similar appearance to that of the existing building.</p> <p><b>Reason:</b> To ensure that the new work matches the existing in the interests of visual amenity in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>
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INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u>  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>	