

Development Management Delegated Decision Report

B/22/0121



SUMMARY OF APPLICATION				
Application Reference	B/22/0121			
Application Type	Full Planning Permission			
Proposal	Proposed Extension			
Location	Skipmarsh Farm, Skipmarsh Lane, Old Leake, Boston PE22 9LT			
Applicant	Miss D Richardson			
Agent	Mr R Cartwright			
Received Date:	21-Mar-2022	Consultation Expiry Date:	14-Apr-2022	
Valid Date:	21-Mar-2022	Statutory Expiry Date:	16-May-2022	
Date of Site Visit:	16-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	GRANT subject to conditions.			
Report by:	Megan Epton			
Date:	16-May-2022			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located on 'Skipmarsh Lane', Old Leake and is surrounded by open countryside with no adjacent neighbours. The site is large and comprises of a two storey residential dwelling with a number of associated outbuildings, a long private driveway and paddock land.

DETAILS OF PROPOSAL:



It is proposed to construct a two storey side extension on to the east elevation of the residential dwelling, whilst also making alterations to the north elevation and roof to accommodate the addition of a new window and internal alterations.

RELEVANT HISTORY:

B/00/296 – FULL - Retrospective application for the construction of front and side extensions to dwelling, construction of a stable block and formation of sand school together with the temporary siting of a residential caravan- **Approved**.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan (2011-2036)** does not show the site as falling within any defined settlement boundary and is therefore 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:

Old Leake Parish Council were consulted and responded with support for the application.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) were consulted; no objections were received.

Witham Fourth Internal Drainage Board were consulted and responded with the following comments:

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 any watercourse riparian or Board maintained.*
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 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

Policy 1 of the SELLP states that development in the Countryside will be permitted that is necessary and where it can be demonstrated it meets the sustainable development needs of the area. Policies 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.

The proposed two storey extension would measure approximately 10.1m in length and be 4.54m wide, extending past the principal elevation of the dwelling by approximately 3.31m and set forward 0.55m from the rear elevation. The proposed roof style is pitched with gable ends, which would mirror the current design of the dwelling, with a ridge height set lower than that of the main dwelling (approximately 6.1m above ground level).

The other element of this proposal includes alterations to the roof by partially raising the eaves height on a section of the north (front) elevation (<1m); the increase in height would have the eaves at a similar height to those at the rear (appx. 4.3m above ground level). More space/height would be created on the front elevation, allowing room for an additional window and adding more functionality to the internal layout.

The materials proposed for the development are: red, rustic stock type bricks; red concrete roof tiles and upvc windows and doors, all to match the existing external materials of the dwelling.

When viewing the development as a whole, it is thought to be well designed, respecting its rural context through use of similar design to what is existing and use of matching materials. It is not thought to be obtrusive in scale- the lower ridge height on the extension implies the subservience to the main dwelling and due to the large size of the site, the addition to the property's footprint would not result in a detrimental loss to the available amenity space. Therefore, it is considered, that with regards to the design and impact of

the development on the character of the area in its open countryside setting, this proposal is in accordance with SELLP Policies 1, 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 and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The site is large and surrounded on all sides by open countryside and vast amounts of mature hedging and other landscaping features, with no adjacent neighbours- the closest neighbouring property is over 50m away. Because of this, the proposal is not thought to cause any negative impact on residential amenity.

No third party representations have been received to object to the proposals and so therefore, in respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2, 3 and 30.

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 2, 3 and 4 of the South East Lincolnshire Local Plan (2011-2036) and Sections 4, 12 and 14 of the NPPF 2021.

RECOMMENDATION:

CONDITIONS / REASONS			
Pre-commencement conditions?	NO	Agreed with applicant/agent - Date:	
1	The development hereby permitted shall be begun before the expiration of four years from the date of this permission.		

	Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.
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"> ▪ Location Plan; ▪ 8594-2-22 Site Plan and Sections; and ▪ 8593-2-22 Existing and Proposed Elevations and Drawings. <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>
3	<p>The development shall be constructed in accordance with the materials detailed within the application form (21-Mar-2022), unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework 2021.</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.