

# Development Management Delegated Decision Report

B/22/0147



## SUMMARY OF APPLICATION

Application Reference	B/22/0147		
Application Type	Full Planning Permission		
Proposal	Proposed extension to side and rear of bungalow, demolition of existing single garage and erection of double garage and removal of car port		
Location	Deverill, Swineshead Road, Frampton Holme, Boston, PE20 1SG		
Applicant	Mr Ian South		
Agent			
Received Date:	04-Apr-2022	Consultation Expiry Date:	02-Jun-2022
Valid Date:	06-May-2022	Statutory Expiry Date:	01-Jul-2022
Date of Site Visit:	14-Jun-2022	Extension of Time Date:	15-Jul-2022
Objections received?	N/A		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	APPROVE Planning Permission		
Report by:	Emma Dennis		
Date:	13 July 2022		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a detached bungalow, detached garage and car port set on a large plot and is located within the open countryside, in accordance with the South East Lincolnshire Local Plan and fronts onto Swineshead Road (A52). A narrow track runs along the western boundary of the site which provides access to the fields behind Deverill.

### DETAILS OF PROPOSAL:

It is proposed to erect a single storey extension to the side and rear elevation of the existing bungalow, remove the existing carport and demolish an existing single garage and replace with a detached double garage. The proposal includes the render of the proposed extension and the existing exterior of the bungalow.

The side extension will measure 2.1m wide by 9.1m long with a roof height which matches the existing roof. The rear infill extension will consist of a flat roof which



includes a Velux rooflight, the end wall of the extension will come in line with the end wall of the existing dwelling.

The proposal also includes to remove the existing carport and garage and erect a double detached garage, located in the same location as the existing garage. The replacement garage will measure 2.7m by 3.1m and will have an overall height of 2m. The garage will contain two oak barn style, side opening doors on the northern elevation and will be rendered with a tile roof to match the bungalow.

### **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:**

Black Sluice IDB – has commented on the application and a copy of the letter is to be attached to the permission.

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.

This application consists of a single-storey side and rear extension and a replacement detached garage. The site is located on the southern side of the A52 (Swineshead Road) and is mostly screened from view from public vantage points by an established hedgerow which surrounds the site. The only part of the proposal visible is the detached garage, however it is considered that the proposed development is acceptable in terms of design, size, scale and mass and therefore will not have an adverse effect upon the character or 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.

The application site is located in the countryside in an area where not many dwellings are found.

Field View is a bungalow which lies to the east of the application site. There will be approximately 15m between the side wall of the single storey extension and this neighbouring property, coupled with the established boundary hedge around the application site and a garage located in-between. The side extension does propose 2 no velux windows, however, these would result in minimal overlooking due to the orientation of the roof pitch, separation distance and the height of the windows. Therefore, taking the above into account it is not considered that this proposal will have an adverse effect in terms of loss of outlook, overbearing, loss of privacy or overlooking.

La Fortuna is a bungalow which is located to the west of the application site. This neighbouring property is surrounded by established hedges around the site making it difficult to see from the application site. The closest part of the proposal to La Fortuna is the double garage which will be sited nearly 10m away. It is considered that due to the separation distance and lack of windows overlooking La Fortuna, this proposed development will not have an adverse impact upon this neighbouring property in terms of loss of privacy, loss of outlook, overbearing or overlooking.

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?	N/A 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>▪ IS0011 Proposed Roof Plan</li> <li>▪ IS0012 Existing and Proposed North and South Elevations</li> <li>▪ IS0013 Existing and Proposed East Elevation</li> <li>▪ IS0014 Existing and Proposed West Elevation</li> <li>▪ IS0015 Garage 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 ,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 development hereby permitted shall be undertaken in accordance with the materials contained within the application form and drawing ISO015 Garage Elevations unless otherwise agreed in writing by the Local Planning Authority.</p> <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>

## INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

### Access to Watercourses / Byelaws – Black Sluice IDB

There is a surface water pipeline on the northern boundary of the site which is a Board-maintained Watercourse. The Board does not own the land within which this watercourse lies. The Board is only responsible for the conveyance of water.

The Board has a byelaw (No.10) which prohibits the siting of any obstructions, whether temporary or permanent, including planting, within 9 metres of the lateral edge of the enclosing structure without the prior written consent of the Board.

Any existing structures or planting are deemed as unconsented by the Board but may remain provided that the applicant understands that if the Board requires access to the piped structure, now or at any time in the future, then the Board will request removal of those structures, give reasonable notice, at the applicants cost.

The applicant is reminded that within common law, the ownership and maintenance responsibility for any watercourse, and any structures within such as piped access culverts, lies with the adjacent landowners, regardless of whether the watercourse is maintained by the Board.

Where a section of watercourse lies wholly within a land or property boundary, or lies alongside a highway, then the land or property owner is considered wholly responsible form the ownership and maintenance of that section of watercourse and any structures within.

If the applicant or their successors intend to pipe of fill any watercourse, now or at any time in the future, then under Section 23 of the Land Drainage Act 1991 the prior written consent of the Board is required for any proposed permanent or temporary works or structures, including infilling, diversion, or replacement of any existing structures, within any watercourse. This is mandatory.

### 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.

