

# Development Management Delegated Decision Report

B/22/0149



SUMMARY OF APPLICATION			
Application Reference	B/22/0149		
Application Type	Full Planning Permission		
Proposal	Single storey rear extension		
Location	The Chestnuts, High Street, Swineshead, Boston PE20 3LH		
Applicant	Mr Peter Jones		
Agent	Mr Arthur Barton		
Received Date:	04-Apr-2022	Consultation Expiry Date:	29-Apr-2022
Valid Date:	04-Apr-2022	Statutory Expiry Date:	30-May-2022
Date of Site Visit:	05-May-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:	15 <sup>th</sup> May 2022		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a two-storey dwelling set on the eastern side of High Street which is within the settlement of Swineshead. The dwelling also has a gravel driveway to the side which leads to a car port and rear garden and garage buildings.

### DETAILS OF PROPOSAL:

It is proposed to erect a single storey rear extension to create a sitting room, bathroom and a new porch and entrance on the side elevation. The extension will measure 8.7m by 8.6m with a flat roof height of 2.8m, the roof includes two rooflights.

It is proposed to render that walls of the extension in a buff finish, the roof is to be grey polyroof and white uPVC windows and doors to match the existing.

### 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:**

Swineshead Parish Council have no comments to make.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that the existing access arrangements for this dwelling would not be affected by the proposed extension and would not be expected to have an unacceptable impact upon highway safety, therefore 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 proposed extension is located to the rear of the existing house and due to its orientation on the plot, the extension will not be clearly seen from public vantage points. The materials proposed will match the existing building and ensure it is in keeping with the character of the property. The modestly sized extension means it is appropriate in terms of size, scale and massing and will leave the majority of the curtilage undeveloped.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

### **Impact on residential amenity**

The proposed extension is located on the south and east elevations of the application site. Therefore the only neighbouring property which could be impacted by this proposed development is Tarraleah.

Tarraleah is located on the south-eastern boundary of the application site and consists of a two-storey dwelling set further back into the plot than The Chestnuts. The proposed extension will not come any closer to the neighbouring property than the existing side wall of the sitting room, and as the proposed is single storey with a flat roof it is not considered to have a negative impact upon the amenity of the occupiers of Tarraleah in terms of loss of outlook or overbearing. The proposed extension includes two windows and an entrance door in the side (south-east) elevation. However, it is not expected that this will create more of an issue of overlooking or loss of privacy than the existing side windows and doors. There is a 1.8m high boundary in between the two properties which provides screening to ensure that there will not be any significant issues in terms of overlooking or loss of privacy.

No objections from neighbouring properties have been received.

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:-

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><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>▪ Site Location Plan</li> <li>▪ PJ/1 Block Plan, Existing &amp; Proposed Plans, Elevations &amp; Sections</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>Unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the development shall be constructed in accordance with the materials detailed on the approved plans (drawing nos. PJ/1).</p> <p><b>Reason:</b> 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 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
<p><b><u>STATEMENT OF PROACTIVE WORKING:</u></b></p> <p>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>

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«Apn\_Number»

