

Development Management Delegated Decision Report

B/22/0159



SUMMARY OF APPLICATION			
Application Reference	B/22/0159		
Application Type	Full Planning Permission		
Proposal	Proposed rear extension and alterations		
Location	55, Tattershall Road, Boston, PE21 9LF		
Applicant	Mr & Mrs Wywijas		
Agent	Design and Management.co.uk		
Received Date:	08-Apr-2022	Consultation Expiry Date:	08-May-2022
Valid Date:	14-Apr-2022	Statutory Expiry Date:	09-Jun-2022
Date of Site Visit:	08-Jun-2022	Extension of Time Date:	N/A
Objections received?	None		
5 day notification record:			
	Councillors notified	Date	Response received – date
Recommendation	GRANT subject to conditions		
Report by:	Megan Epton		
Date:	09-Jun-2022		

OFFICER REPORT

SITE AND SURROUNDINGS:

The site comprises of a two storey red brick detached dwelling with a single storey detached annexe at the rear, on residential 'Tattershall Road', Boston. There are two directly adjacent neighbours that are located on Tattershall Road and there are also two to the rear within Locksley Close.

DETAILS OF PROPOSAL:

It is proposed to erect a single storey rear extension to accommodate the addition of a new lounge space and extension to the existing kitchen/dining space.



RELEVANT HISTORY:

No relevant planning site history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan (2011-2036)** shows the site as falling Boston's settlement boundary, but 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.

Witham Fourth Internal Drainage Board were consulted and raised no objection to the application.

THIRD PARTY REPRESENTATIONS RECEIVED:

The adjacent neighbour to the south east at no.54 Tattershall Road responded to their consultation with concerns regarding existing fencing, however no objections to the proposed extension have been expressed.

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

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 rear extension is single storey and would measure an additional 1.8m in length (totalling 6.3m long) and an additional 2.16m in width (totalling 5.2m wide) than the existing rear element. Due to this change in size, the roof is also proposed to be altered to include a pitched roof with a central ridge (4.2m above ground level) and an eaves height of 2.4m. This would be an increase in height from the existing ridge height which currently measure at 3.48m on the north west (side) elevation of the property. It is proposed to be built in materials that match the existing (red brick, grey slate rooftiles and white upvc).

The domestic garden of the property is long and provides a vast amount of amenity value for the dwelling house. Despite the proposed extension covering a larger area than the current rear element, it would not be considered as an obtrusive development or unreasonable in scale as the proposed extension does not extend too far into the garden and a large amount of space remains.

Although the proposed extension would be taller than the existing rear element, its design is considered sympathetic to the dwelling and still replicates the subservience that exists with the current rear element. Overall, it is considered that there would not be a detrimental impact on the character and appearance of the area as a result of this development and 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.

The property is directly adjacent to 4no. residential properties, two to the sides (north west and south east) on 'Tattershall Road' and two to the rear (north east) within Locksley Close. Due to the size of the rear garden and the location of the dwellings within their curtilages, the neighbours within 'Locksley Close' are not thought to be affected by this proposal. The proposed single storey extension is located to the rear on the southern elevation of no.55 and would not be visible from 'Tattershall Road'.

Both adjacent neighbours on 'Tattershall Road' (no's. 54 and 56) are also two-storey red brick dwellings of a similar scale to no.55 in relation to dwelling size and private amenity space. The boundary between no.56 and no.55 is a well-established conifer hedge that stands at 2m high, providing natural screening and privacy for residents of both dwellings. The boundary between no.55 and no.54 consists of different elements, a low level wall at the frontage of the properties separates the two; where the wall finishes, there is no physical boundary between the two properties until beyond the converted garage, where a 2m high fence is located.

The residents of no.56 are considered to be the most affected by this proposal due to the rear element's placement closer to this boundary. Due to the increase in length and the

alterations to the extension's roof height there is a risk of increased overshadowing. However, it is not thought to cause a detrimental impact on their amenity as the shadow would fall within no.56's rear garden and is less likely to cause overshadowing of the dwelling itself as at its closest point, it is set back from the boundary from approximately 4.65m. Consideration is also given to the orientation and location of both dwellings and the shadowing caused by the development is likely to only be increased from the existing levels for a small portion of the day. With regards to the risks of overlooking and loss of privacy, there are no additional windows proposed in the roof slope or elevation of this side elevation and so therefore the risks are considered alleviated. There have been no objections from this neighbour.

The neighbours at no.54 have written to express concerns about previous boundary treatments that were changed, but did not share any objections to the proposed extension. There have been no proposed changes to boundary treatments and what was raised is not a material concern relating specifically to this proposal. An existing fence is proposed to be removed, but this is within the plot and not along the boundary line. It would reveal the window proposed on this side elevation, however no.54 has no existing windows within its side elevation and so there is not considered to be a risk to their privacy. With regards to overshadowing, the existing converted garage within no.55's curtilage would receive any shadow created and so no.54 is considered to be at a low risk of any further overshadowing.

Based on the above and that no objections have been received, this 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 'Flood Risk Assessment' which confirms that the proposed development's floor level will be "identical to existing with construction methods and finishes identical to the existing dwelling."

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:

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 following details shown on the submitted plan(s):</p> <ul style="list-style-type: none"> ▪ Site Location Plan – dated 4th April 2022; ▪ Existing and Proposed Site Layout – dated March 2022; ▪ Proposed Layout – dated March 2022; and ▪ Proposed Elevations – dated March 2022. <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>Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof (with or without modification), no windows other than those expressly authorised by this permission shall be inserted in the northwest facing elevation of the extension hereby approved.</p> <p>Reason: To limit the potential for overlooking towards neighbouring dwellings in order to safeguard the privacy of adjoining occupiers in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE	
<p><u>STATEMENT OF PROACTIVE WORKING:</u></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>	