

Development Management Delegated Decision Report

B/22/0164



SUMMARY OF APPLICATION			
Application Reference	B/22/0164		
Application Type	Full Planning Permission		
Proposal	Proposed two storey rear extension		
Location	Mill Farm, Wrangle Bank, Wrangle, Boston, PE22 9DT		
Applicant	Mr Gary Marston		
Agent	Mr Andrew Culley		
Received Date:	11-Apr-2022	Consultation Expiry Date:	13-May-2022
Valid Date:	11-Apr-2022	Statutory Expiry Date:	06-Jun-2022
Date of Site Visit:	23-May-2022	Extension of Time Date:	Not applicable
Objections received?	None		
5 day notification record: Not applicable			
	Councillors notified	Date	Response received – date
Recommendation	Approve with conditions.		
Report by:	Simon Eldred		
Date:	26 th May 2022		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the southern side of Wrangle Bank and contains:

- a detached two-storey dwelling;
- domestic gardens; and
- various outbuildings.

It is in a rural location, with agricultural land to its west and north, and holiday accommodation and fishing lakes to its east and south.

DETAILS OF PROPOSAL:

It is proposed to:



- demolish the existing single-storey conservatory on the dwelling's western (side) elevation; and
- erect a two-storey extension in its place, which will provide:
 - on the ground-floor, annexe accommodation comprising of a hall, one bedroom, a shower-room, and an open-plan kitchen and living room;
 - on the ground-floor, an extension to the original dwelling comprising of a sun lounge, a boiler room and a lobby that will link the main dwelling and the annexe; and
 - on the first-floor, an extension to the original dwelling comprising a master bedroom with an ensuite bathroom, walk-in wardrobe and roof terrace, and a lobby.

The proposed extension is significant in scale, extending the dwelling approximately 10.5m further west than the existing conservatory and standing slightly lower than the existing ridge-level, and is proposed to be constructed in materials to match the existing dwelling.

RELEVANT HISTORY:

- B/04/0760 – Full planning permission was granted on 9th November 2004 for two storey side and front extension.
- B/18/0354 – Retrospective planning permission was granted on 19th October 2018 for erection of a workshop.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan 2011-2036** shows the application site as being within the Countryside, approximately 800m from the closest Settlement Boundary (Wrangle Common). The following policies are relevant to this application:

- Policy 1 – Spatial Strategy;
- Policy 2 - Development Management;
- Policy 3 – Design of New Development;
- Policy 4 – Approach to Flood Risk;
- Policy 28 – The Natural Environment; and
- Policy 31 – Climate Change and Renewable and Low Carbon Energy.

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 2 – Achieving sustainable development;
- Section 4 – Decision-making; and
- Section 12 – Achieving well-designed places;
- Section 14 – Meeting the challenge of climate change, flooding and coastal change; and
- Section 15 – Conserving and enhancing the natural environment.

CONSULTATION RESPONSES:

Lincolnshire County Council (the Local Highway and Lead Local Flood Authority) identifies that access and parking arrangements remain unchanged and that the proposal therefore will not result in an unacceptable impact upon highway safety. It therefore indicates that it has no objections.

The Witham Fourth District Internal Drainage Board indicates that:

- 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/>
- Board's Byelaw consent is required to discharge treated water to a watercourse (open or piped).
- Board's Section 23 consent is required to culvert, pipe, or bridge any watercourse riparian or Board maintained.
- 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.

Wrangle Parish Council indicates that it has no objections.

THIRD PARTY REPRESENTATIONS RECEIVED:

A resident of Anton's Gowt asks for the installation of a minimum of 3 swift nesting bricks into the proposed extension.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regards to this application are considered to be:

- issues of principle;
- impacts on the character and appearance of the area;
- impacts on neighbours' amenity;
- flood risk; and
- biodiversity.

Principle

Policy 1 of the Local Plan identifies that, in the Countryside, development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. It is considered that the construction of an extension to an existing dwelling to provide, in part, ancillary annexe accommodation meets these requirements of Policy 1.

Character and appearance of the area

Policy 2 of the Local Plan indicates that proposals requiring planning permission will be permitted provided that sustainable development considerations are met, including size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as quality of design and orientation. Policy 3 indicates that all development

must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings, and the surrounding area.

The design and materials of the proposed extension match those of the existing dwelling, and it is considered that the character and appearance of the dwelling will not be adversely affected. Although the proposal is large in scale, its lower height will ensure that it is subordinate to the original dwelling. The curtilage is very large and, even after the extension is constructed, the majority will remain undeveloped. The application site is surrounded by conifer hedges of approximately 3.5m in height, and it is considered that from most public vantage points, only very limited views of the extension will be available.

The annexe element of the proposal will not appear as a separate dwelling, given its construction as an extension to the original dwelling, and given that the parking and garden areas of the curtilage will be shared by the original dwelling and by the annexe. The original dwelling and the annexe will appear functionally linked, and will fall within the same planning unit as defined by the red line which defines the application site. Nonetheless, it is considered necessary to apply a condition to any approval to ensure that the annexe will only be occupied for purposes ancillary to the residential use of Mill Farm.

In all, it is considered that the proposal will not have unacceptably harmful impacts upon the character and appearance of the area, and that it therefore meets these requirements of Policies 2 and 3.

Neighbours' amenity

Policies 2 and 3 of the Local Plan require the amenity of neighbouring land users to be protected.

The application site has agricultural land to its west and north, and it is considered that the proposal will have no impacts upon these neighbouring land users. There is holiday accommodation and fishing lakes to the site's east and south, but the proposed extension will approach no closer to the nearest holiday chalet than does the existing dwelling (approximately 45m). The dwelling and the holiday site are separated by tall conifer hedges and this, combined with the separation distances means that there will be no unacceptably severe impacts from overshadowing, loss of light, harm to outlook, loss of privacy or overlooking.

In all, it is considered that the proposal will not have unacceptably harmful impacts upon neighbours' amenity, and that it therefore meets these requirements of Policies 2 and 3.

Flood risk

Policy 4 of the Local Plan 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 document entitled Flood Risk Information which identifies potential flood sources and severity, and indicates that:

- the ground floor level of the extension/annexe will be the same as that of the existing dwelling;
- electrical services, switches and sockets will be installed 1m above ground level;

- where new fixed kitchen units are installed, they will be constructed of water-resilient materials where practicable;
- a place of refuge would be available for the occupant of the annexe on the first-floor of the main dwelling; and
- the property owner is already registered with the Environment Agency's automated early warning system, and the property will be evacuated if a severe flood warning is issued.

The annexe elements of the proposal will not result in a separate dwelling, and will be conditioned to ensure that the annexe will be ancillary to the main dwelling. Subject to a further condition to require the extension/annexe to be constructed in accordance with the Flood Risk Information document, it is considered that the proposals meet the requirements of Policy 4.

Biodiversity and ecology

Policy 3 of the Local Plan requires the incorporation of existing hedgerows and trees into development proposals, and the provision of appropriate new landscaping to enhance biodiversity. Policy 28 requires all development proposals to provide an overall gain in biodiversity. Policy 31 requires all development proposals to incorporate measures which promote and enhance green infrastructure and provide a net gain in biodiversity.

A respondent asks for the installation of a minimum of 3 swift nest bricks to provide enhancement for biodiversity.

Taking into account the scale of the development and the fact that the proposed extension would be acceptable without incorporating any uplift measures it is considered that, in this instance, a condition for appropriate measures would be unreasonable and fail to meet the tests set out in the PPG.

CONCLUSION:

Subject to conditions, the proposal:

- will not have unacceptably severe adverse impacts on the character and appearance of the area;
- will have no unacceptable adverse impacts on neighbours' amenity;
- is acceptable in flood risk terms; and
- meets the requirements of the relevant Policies of the South East Lincolnshire Local Plan 2011-2036

RECOMMENDATION:

APPROVE Planning Permission subject to the following conditions and reasons:-

CONDITIONS / REASONS			
Pre-commencement conditions?		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. The development hereby permitted shall be carried out in strict accordance with the application received 11-Apr-2022 and in accordance with the associated plans referenced:

- Unnumbered Location Plan;
- Dwg. No. 03 - Site Layout and Roof Plan, Ground Floor, First Floor, & Section A-A; and
- Dwg. No. 04 – Proposed Elevations.

Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan 2011-2036.

3. The annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Mill Farm, Wrangle Bank, Wrangle, Boston PE22 9DT and identified by the site edged red on the approved Location Plan.

Reason: To ensure the accommodation is used in accordance with the intentions identified in the application, to prevent the creation of an additional dwelling on the site, and to comply with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan 2011-2036.

4. The development hereby permitted shall be carried out in accordance with the document entitled Flood Risk Information prepared by A.E. Culley (Architectural Services) Ltd.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and to comply with Policies 2 and 4 of the South East Lincolnshire Local Plan 2011-2036.

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.

The Witham Fourth District Internal Drainage Board indicates that:

- 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:
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