

Development Management Delegated Decision Report

B/22/0166



SUMMARY OF APPLICATION				
Application Reference	B/22/0166			
Application Type	Full Planning Permission			
Proposal	Single storey rear extension			
Location	67, Tower Road, Boston PE21 9AU			
Applicant	Mr Phillip Tointon			
Agent				
Received Date:	12-Apr-2022	Consultation Expiry Date:	14-May-2022	
Valid Date:	20-Apr-2022	Statutory Expiry Date:	15-Jun-2022	
Date of Site Visit:	10-Jun-2022	Extension of Time Date:	N/A	
Objections received?	None.			
5 day notification record:				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	APPROVE subject to conditions.			
Report by:	Megan Epton			
Date:	14-Jun-2022			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site comprises of a two storey, semi-detached dwelling with a long paved frontage and private rear amenity space, located on 'Tower Road', Boston. There are three adjacent neighbours- one on either side on 'Tower Road' and one to the rear which fronts 'Elizabeth Road'.

DETAILS OF PROPOSAL:

The proposal includes the erection of a single storey flat roofed rear extension to accommodate an extension to the existing kitchen and the addition of a new 'snug' area.



The applicant also proposes to retile the main roof of the property to match the existing neighbour.

RELEVANT HISTORY:

No relevant site history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan (2011-2036)** shows the site as falling within 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

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 held no objections.

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 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.

It is proposed to erect an extension to the rear of the property that would measure approximately 3.7m long from the rear elevation, with a width of 7.5m to match that of the existing dwelling. It would be a single storey and have a flat roof at a maximum height of 2.7m. A window and bi-fold door are also proposed within the extension's rear elevation. The proposed materials are render and cladding, a grey fiberglass roof, white upvc for the window and white aluminium for the door.

Also included within the proposal is the change in roof tile to a 'Sandtoft Lindum Rustic Tile' to match the adjacent neighbour.

The materials proposed within the development are considered acceptable for the extension and the additional retiling of the roof and would not be viewed as being 'out of character' for the area. The extension itself is reasonable in scale and although the proposal includes a flat roof, its size creates subordination to the host dwelling. When taking into account the long rear garden and available amenity space, the proposal is not considered to negatively affect the character and appearance of the property or the surrounding area.

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 single storey rear extension is proposed on the south elevation of the dwelling and would not be visible from the public highway. It is therefore considered to be positioned on the least sensitive elevation of the dwelling. However, this does not negate the need for consideration of the effect the proposed extension would have on the adjacent neighbouring properties it would be visible to.

The site is directly adjacent to 3no. properties, two of which (both directly to the east and west) front Tower Road and one to the south which fronts Elizabeth Road.

No.67's rear garden is long and has high boundaries made up of both hedging and fencing- there are also existing outbuildings along the eastern boundary. Because of these features, the properties to the east and south (no's 69 Tower Road and no.81 Elizabeth Road) are considered to be the least affected by the proposal. The property to the west, no.65 Tower Road, is considered to be the most affected.

As with the other adjacent neighbours No.67 and no.65 are divided by a combination of mostly hedging and high close-boarded fencing along the boundary. The fencing adjacent to the area of the proposed extension acts as existing mitigation for no.65, but,

as the extension is proposed at 2.7m in height, there would be a slight effect on the sunlight received by no.65. However, as the rear gardens of the dwellings along Tower Road are long and largely south facing, the rear elevations of no.65 and no.67 receive direct sunlight for a large part of the day and so there would only be light lost for a period of time earlier in the day. Due to this and the absence of an objection from the residents at no.65 Tower Road, it is considered that the loss of light caused by the proposed extension would not have a heavily negative effect.

The proposed rear extension also does not include any windows on its side elevations and therefore it is considered that this proposal will not increase the risk of over-looking or loss of privacy for either of its adjacent neighbours.

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 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:

GRANT subject to conditions.

CONDITIONS / REASONS	
Pre-commencement conditions?	n/a
	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 not be carried out except in complete accordance with the following details shown within the submitted application form (12-Apr-2022) and on the submitted plan(s):

- PT/07 Site Location Plan;
- PT/06 Proposed Ground Floor Plan; and
- PT/02 Proposed Elevations.

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).

**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.