

Development Management Delegated Decision Report

B/22/0173



SUMMARY OF APPLICATION				
Application Reference	B/22/0173			
Application Type	Full Planning Permission			
Proposal	Proposed replacement garage and utility			
Location	Nethergate, Green Lane, Algarkirk, Boston, PE20 2AA			
Applicant	Mr Paul Tunnard			
Agent	Mr David Bradley			
Received Date:	21-Apr-2022	Consultation Expiry Date:	06-Jun-2022	
Valid Date:	21-Apr-2022	Statutory Expiry Date:	16-Jun-2022	
Date of Site Visit:	13-May-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:	15-Jun-2022			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located on Green Lane, Algarkirk within the open countryside. The property is heavily screened by existing established landscaping and houses a single storey residential dwelling with associated domestic outbuildings. There are no directly adjacent neighbours, only agricultural fields.



DETAILS OF PROPOSAL:

A new single storey pitched roof garage and flat roofed utility room is proposed to replace the existing flat roofed garage. The proposed materials would match those of the existing, with the single addition of 2no. galvanised steel roller shutter doors.

RELEVANT HISTORY:

No relevant site history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

The **South East Lincolnshire Local Plan (2011-2036)** does not show the site as falling within a settlement boundary and is therefore designated as 'Open Countryside'. 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.

Algarkirk Parish Council were consulted; no response was received from either consultee.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations were 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

Policy 1 and 2 of the SELLP indicates that developments will be permitted which will not have harmful impacts upon the character and appearance of the area (Countryside). 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 a new (replacement) single storey garage and utility to the bungalow 'Nethergate'. The proposed extension is not a uniform shape and so does not have uniform measurements - it can be broken down into two elements. The first element of the extension (the garage section) would measure 6.1m in length, 7.6m wide, with a pitched roof and maximum height of 4.6m; the second element (utility section) would be 5.5m long and 2.8m at its widest point with a flat roof at 2.8m above ground level. The proposed extension, as well as not being uniform in shape, would also have a slightly different orientation and be angled to face the north east instead of running directly parallel with the host dwelling and facing north.

The materials proposed are those to match with the existing - brown concrete interlocking roof tiles for the pitched roof, grey fiberglass for the flat roof, red facing bricks and white upvc windows and doors. Two new galvanised steel roller shutter doors are also proposed for the development to allow access for cars into the garage.

When viewing the development as a whole, the scale is not unreasonable as a large amount of private amenity space remains and the new extension does not dominate the main dwelling. Whilst the site is within land classified as 'countryside' in the Local Plan, it is within a very private and well-screened plot and therefore not highly visible from public vantage points. Consequently, it would not result in an urbanised appearance and will not erode the semi-rural characteristics of the area. In any case, the materials are acceptable within the rural context and the addition of the pitched roof to the garage will match the existing character of the dwelling.

To conclude it is considered that this proposal is in accordance with SELLP Policies 1, 2 and 3.

Residential Amenity

Policies 2 and 3 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 site is not directly adjacent to any residential dwellings and is instead surrounded by agricultural fields; the closest neighbour is to the east beyond a field. It is considered that due to the separation distance; location of the proposal on the west elevation of the dwelling; and the existing screening of both properties, the proposal will not cause any negative effects on neighbour amenity. Neither of the elements of the proposal would be visible from the neighbouring property mentioned and the view would be limited from the adjacent highways 'Green Lane' and 'Hall Lane'.

Therefore meaning that there are no risks of loss of privacy, overshadowing or overbearing and the application is in accordance with SELLP Policies 2 and 3.

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' 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, 4 and 30 of the South East Lincolnshire Local Plan (2011-2036) and Sections 4, 12 and 14 of the NPPF 2021.

RECOMMENDATION:

Approve subject to conditions.

CONDITIONS / REASONS	
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>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">▪ 2223/1 Existing Survey/ Location; and▪ 223/2A Proposed Works/ Block Plan. <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 1, 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</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 within the application form (received 21st April 2022).</p> <p>Reason: 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</p>

	accordance with the requirements of Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework 2021.
--	---

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

<u>STATEMENT OF PROACTIVE WORKING:</u>
--

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.
--