

Development Management Delegated Decision Report

B/22/0175



SUMMARY OF APPLICATION				
Application Reference	B/22/0175			
Application Type	Full Planning Permission			
Proposal	Application under S73 for the variation of condition 1 (Site Layout Plan) and C4 (Landscaping Scheme) on planning approval B/19/0216 to amend the site layout and amend existing hedge with a close boarded fence & trellis with a replacement hawthorn hedge behind			
Location	Land off Carmel Green, Boston, PE21 7JR			
Applicant	Mr Bernard French, Bernard French (Homes) Ltd.			
Agent	Clive Wicks, Clive Wicks Associates			
Received Date:	22-Apr-2022	Consultation Expiry Date:	21 May 2022	
Valid Date:	22-Apr-2022	Statutory Expiry Date:	17-Jun-2022	
Date of Site Visit:	21-Apr-2022	Extension of Time Date:		
Objections received?	None			
5 day notification record: n/a				
	Councillors notified	Date	Response received – date	Ok to continue
	N/A			
Recommendation:	Approve with Conditions			
Report by:	Abbie Marwood			
Date:	06 June 2022			



OFFICER REPORT

SITE AND SURROUNDINGS:

The site is an area of approximately 0.3ha located off Carmel Green. There are bungalows to the north of the site, agricultural fields to the west, and a playing field to the south. To the east is a single dwelling and the rear gardens of residential properties on Park Road.

The site has outline (B/17/0167) and reserved matters B/19/0216) approval for 6no. dwellings on the site which are currently under construction.

DETAILS OF PROPOSAL:

The proposal seeks a variation of condition 1 and 4 of reserved matters permission B/19/0216 to vary the site layout and landscaping plan to allow for the following:

- the removal of the existing boundary hedge (south and west) and replacement with 1.4m close boarded fence with 0.45m trellis and replacement hawthorn hedge behind;
- change of hedge species adjacent access roadway from Beech to Eleagnus Pungens Maculata; and
- amendments to plot 5 comprising amended internal layout, alterations to window arrangements and addition of dormer windows above the garage.

RELEVANT HISTORY:

B/17/0494/NMA2 – Non material amendment to approval B/17/0494 to change roof tile to Sandtoft Calderdale Slate Grey: granted

B/17/0167/CD1 – Application for approval of conditions 6, 8, 9, 12, 13 for planning application B/17/0167 and Condition 2 and 3 of B/19/0216: granted

B/19/0216 – Reserved matters (appearance, landscaping, layout and scale) following outline approval: granted

B/17/0167 – Outline application for residential development of up to 6no dwellings: granted

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
- Policy 28: The Natural Environment

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 5: Delivering a sufficient supply of homes
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

None received

THIRD PARTY REPRESENTATIONS RECEIVED:

None received

EVALUATION:

The application is made under Section 73 of The Town and Country Planning Act 1990 and the Local Planning Authority is only permitted to consider the question of the conditions attached to the planning permission.

The site has previously been granted both outline and reserved matters permission for 6no dwellings, which are currently under construction. The principle of the development is therefore not under consideration. This application seeks amendments to Conditions 1 and 4 of reserved matters permission B/19/0216 to alter the proposed site boundary treatments and make minor amendments to Plot 5.

Boundary treatments

The application seeks to amend the existing approved boundary treatment from an existing hedge to the south and west boundary, and instead proposes the removal of the hedge and replacement with a 1.4m close boarded fence with 0.45m trellis and replacement hawthorn hedge behind the fence.

The southern boundary currently comprises of a hedgerow, with a playing field beyond. The proposed changes to the approved plans would provide a close boarded fence to the gardens of the dwellings, with a replacement hawthorn hedge behind this. It is considered that the provision of a replacement hedge would mitigate the loss of the existing, whilst providing a green and softer boundary to the southern edge of the site and retaining the verdant appearance when viewed from the playing field.

In addition to the proposed change in boundary treatments, the plans propose a change of hedge species adjacent to the access roadway from Beech to Eleagnus Pungens Maculata. This change is considered acceptable.

Overall, it is considered the alterations to the proposed boundary treatments would not result in detrimental impacts to the character or appearance of the area or the amenity of neighbouring properties.

Plot 5

The proposed amendments to the approved plans includes a number of changes to Plot 5, including:

- Increase in footprint from approx. 141sqm to approx. 172sqm;
- Changes to internal layout and floor plan;
- 4no additional dormers above the garage to form a bedroom and increase in ridge height of garage from 6m to 7.4m;
- Re-positioning of the chimney;
- Addition of solar panels to southern roof slope; and
- Minor amendments to position of windows and arrangement of hallway door and windows.

The increase in footprint is modest and would not make the dwelling appear dominant or out of scale with the other proposed dwellings on the site. The property would still be positioned within the building line of the neighbouring dwellings. The addition of dormers to the east and west roof slope of the garage would not directly overlook any neighbours and would have limited impacts upon the appearance and character of the dwelling. The other minor amendments to the arrangements of the windows would not result in any increased impacts upon neighbours, with no windows proposed to the east elevation of the main dwelling.

The height of the main dwelling remains the same at 8.9m to ridge and would remain 4 bedrooms. The alterations proposed are minor and changes to the positions of windows would have no impacts upon neighbouring amenity. It is therefore considered that the proposed amendments would not have a detrimental impact upon character of the dwelling, area or neighbouring amenity.

CONCLUSION:

The proposed changes to boundary treatments and plot 5 would not have a detrimental impact upon the character or appearance of the area or neighbouring amenity and are considered to be acceptable in accordance with the policies of the South and East Lincolnshire Local Plan (2011-2036).

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 carried out in strict accordance with the application received 28 May 2019 and 22 April 2022 and in accordance with the associated plans as amended:</p> <ul style="list-style-type: none"> - Proposed Site Layout Plan ref 19-2459-P02 Rev D - Elevations and layout Plot 1 ref 19-2450-PO3C - Garage details to Plot 1 ref 19-2450-P-04A - Elevations and layout Plots 2 & 3 ref 19-2450-P-05C - Garage details to Plots 2, 3, 4 & 6 ref 19-2450-P-06A - Elevations and layout Plot 4 ref 19-2450-P-07C - Plans and Elevations Plot 5 19-2450-P-09 Rev D - Elevations and layout Plot 6 ref 19-2450-P-10E - Landscape Specification ref 19-2450-P-11 Rev A - 1-1250 Location Plan ref 19-2450-P-12 <p>Reason: To ensure the development is undertaken in accordance with the approved details and to accord with policies 2 and 3 of the South East Lincolnshire Local plan (2011-2036).</p>		
2.	<p>The development hereby approved shall be undertaken in accordance with the details of materials submitted and approved under application B/17/0167/CD1.</p> <p>Reason: To ensure the development assimilates within the area and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>		
3.	<p>The development hereby approved shall be undertaken in accordance with the details of the proposed attenuation pond submitted and approved under application B/17/0167/CD1.</p> <p>Reason: To ensure the development assimilates within the area and to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>		
4.	<p>All landscape works as indicated by the approved plans (condition 1) shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size, species or quality.</p> <p>Reason: In the interests of visual amenity and design quality and to ensure that the approved scheme is implemented satisfactorily in accordance with policies 2 and 3 of the South and East Lincolnshire Local Plan (2011-2036).</p>		

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.