

# Development Management Delegated Decision Report

B/22/0206



| SUMMARY OF APPLICATION       |  |  |                                 |                       |
|------------------------------|--|--|---------------------------------|-----------------------|
| <b>Application Reference</b> | B/22/0206  |  |                                 |                       |
| <b>Application Type</b>      | Full Planning Permission                           |  |                                 |                       |
| <b>Proposal</b>              | Proposed single storey side extension              |  |                                 |                       |
| <b>Location</b>              | The Mill, Chapel Road, Old Leake, Boston, PE22 9PW |  |                                 |                       |
| <b>Applicant</b>             | Mr & Mrs A Howsam                                  |  |                                 |                       |
| <b>Agent</b>                 | Mr R Cartwright                                    |  |                                 |                       |
| <b>Received Date:</b>        | 12-May-2022  | <b>Consultation / Publicity Expiry Date:</b> | 07-Jul-2022                     |                       |
| <b>Valid Date:</b>           | 13-May-2022  | <b>Statutory Expiry Date:</b>                | 08-Jul-2022                     |                       |
| <b>Date of Site Visit:</b>   | 16-Jun-2022  | <b>Extension of Time Date:</b>               | N/A                             |                       |
| <b>Objections received?</b>  | None.  |  |                                 |                       |
| 5 day notification record:   |  |  |                                 |                       |
|                              | <b>Councillors notified</b>                        | <b>Date</b>                                  | <b>Response received – date</b> | <b>Ok to continue</b> |
|                              |  |  |                                 |                       |
| <b>Recommendation</b>        | APPROVE with conditions.                           |  |                                 |                       |
| <b>Report by:</b>            | Megan Epton  |  |                                 |                       |
| <b>Date:</b>                 | 07-Jul-2022  |  |                                 |                       |

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The site comprises of 1no. two storey residential dwelling, built in red brick with a slate roof and white timber windows and timber doors, with the remainder of the site (to the south west (rear) used commercially in connection with agriculture.

The site is located on Chapel Road, Old Leake Commonside and has 1no. residential neighbour to the north west, with the commercial area to the rear having a number of general storage buildings and further south, a Listed windmill known as 'Howsam's Mill'.



## **DETAILS OF PROPOSAL:**

It is proposed to construct a single storey side extension with a pitched, hip-ended roof, on the north westerly facing elevation of the property. This new extension would accommodate the creation of a new sitting room.

## **RELEVANT HISTORY:**

- B/01/0294 – **FULL**- Two storey side extension and conversion of outbuilding into a garage- **APPROVED**.

## **RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:**

The **South East Lincolnshire Local Plan (2011-2036)** shows the site as falling within Leake Commonsides, 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;
- Policy 4: Approach to Flood Risk; and
- Policy 29: The Historic Environment.

## **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

Planning (Listed Buildings and Conservation Areas) Act 1990

### **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;
- Section 14: Meeting the challenge of climate; and
- Section 16: Conserving and enhancing the historic environment.

### **National Planning Practice Guidance (PPG)**

## **CONSULTATION RESPONSES:**

Heritage Lincolnshire's Conservation and Heritage Team were consulted and their comments can be summarised as:

- Due to the location of the proposal, there would be little or no impact upon the setting of the Listed Building (Howsam's Mill);
- 'The Mill' is a Non-designated Heritage Asset and conditions should be put in place to ensure materials are sympathetic to the character and appearance of the host dwelling.

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) were consulted; no objections were received.

Old Leake Parish Council were consulted and responded with support for the application.

Witham Fourth Internal Drainage Board were consulted and responded with the following informative:

*“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.”*

### **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;
- Impact on the historic environment; and
- Flood risk.

### **Design and Impact**

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 construct a single storey extension that would measure approximately 6.1m wide, 4.3m in length and have a ridge height of 3.9m. The proposed materials for the walls and roof are those to match the existing, with a proposed change for the windows and doors to upvc (a contrast to the existing timber ones of the main dwelling).

No boundary treatments or existing trees are proposed to be removed or pruned as a result of this proposal.

The proposal is relatively small in scale in comparison to previous additions and the existing site, leaving a large amount of private amenity space remaining; the proposal is therefore not thought to be obtrusive in size/scale.

This proposed extension would not be widely visible from neighbouring properties or the adjacent road, due to the existing boundary treatments. However, in any case, the proposal is designed to reflect the existing character and appearance of the dwelling, through use of matching materials and roof style. Where the materials differ to that of the main dwelling- the proposed upvc windows and doors- it is considered that, providing the style of these features continue to reflect and match the existing design of the dwelling as shown in the proposed elevations, then the addition of upvc is acceptable and won't cause a detrimental impact on its existing character.

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 dwelling is directly adjacent to residential property 'Mill View', located to the north west, with commercial properties to its rear. Also, to its south east, beyond a wide yard access point is residential property 'Millside Cottage'.

Due to the layout of the site and location of the proposed extension on 'Mill View', both the commercial premises and 'Millside Cottage' are not thought to be negatively affected by the proposal. Existing buildings and landscaping features block/ significantly reduce views into or out of the proposed extension meaning it is not widely visible ,so the amenity of the properties are not thought to be affected.

The residential property 'Mill View' to the north west is considered to be the most affected as it is directly adjacent to the property on the side of the extension. However, given that the extension is relatively small in scale, these two properties are not in line with one another ('The Mill' is set further forward within its plot) and the large distance in between the properties, this neighbour is not thought to be negatively impacted by this proposal in terms of loss of privacy, overshadowing or disturbance.

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.

## **Historic Environment**

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings and conservation areas, their setting and any features of special architectural or historic interest. In the context of Section 66 and 72 of the Act, the objective of preservation is to cause no harm. The courts have said that this statutory requirement operates as a paramount consideration – 'the first consideration for a decision maker'. Planning decisions require balanced judgement but, in that exercise, significant weight must be given to the objective of heritage asset conservation.

Policy 29 of the SELLP relates to the historic environment. Proposals that affect the setting of a Listed Building should preserve or better reveal the significance of the Listed Building. Where

a proposal affects the significance of a heritage asset including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations.

The application site is located on Chapel Road, Old Leake is a non-designated heritage asset within the Leake Commonside settlement and within the setting of Grade II Listed Heritage Asset: Howsams Mill (List UID: 1360499). The application is supported by a historic environment assessment that details the affected asset and the proposal's effect on it.

This can be summarised as follows: whilst the two properties 'The Mill' and 'Howsams Mill' are in close proximity to one another ('Howsams Mill' being located to the south west of the site's dwelling), there is considerable visual distance between them.

As the proposed extension is located on 'The Mill's' north westerly elevation, the views of the extension from the heritage asset are thought to be limited. When also considering that the commercial site and its associated buildings to the rear of 'The Mill' are positioned in between the Listed Building and the application site, the opinion is taken that the proposals would have little or no impact upon the setting of the Listed Building. In Heritage Lincolnshire's Conservation and Heritage Team's response to consultation, they came to the same conclusion with no objections.

'The Mill' itself is a Non-Designated Heritage Asset and care should be taken to ensure its character, and that of the wider area, is protected. It is thought that the proposal has been designed well to match the existing dwelling and not create an obtrusive addition that is out of character; as suggested by Heritage Lincolnshire's Conservation and Heritage Team in their response, the external materials can be conditioned to ensure that they are sympathetic to the character and appearance of the host dwelling.

Overall, it is not considered that the proposed development would significantly detract from the character and appearance of the adjacent heritage asset and would preserve the setting of the Listed Building, therefore meeting the requirements of SELLP Policy 29.

## **CONCLUSION:**

To conclude, this proposal is considered to be an acceptable form of development that accords with the duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies 2, 3, 4 and 29 of the South East Lincolnshire Local Plan (2011-2036) and Sections 4, 12 and 14 of the NPPF 2021.

## **RECOMMENDATION:**

APPROVE with conditions.

| CONDITIONS / REASONS         |   |                                     |  |
|------------------------------|---|-------------------------------------|--|
| Pre-commencement conditions? | NO  | 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. |                                     |  |

|   |   |
|---|---|
|   | <b>Reason:</b> Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.  |
| 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"> <li>▪ Location Plan; and</li> <li>▪ 8616-5-22 Existing and Proposed Floor Plans, Elevations and Sections.</li> </ul> <p><b>Reason:</b> 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>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 and supporting documents (received 12-May-2022).</p> <p><b>Reason:</b> 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 accordance with the requirements of Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2011-2036) and the National Planning Policy Framework 2021.</p> |

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|---|--|
| <p><b>INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE</b></p> <p><b>Witham Fourth Internal Drainage Board</b><br/>         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.</p> <p><u><b>STATEMENT OF PROACTIVE WORKING:</b></u><br/>         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> |  |
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