

# Development Management Delegated Decision Report

B/23/0026



SUMMARY OF APPLICATION			
Application Reference	B/23/0026		
Application Type	Full Planning Permission		
Proposal	Proposed double storey rear extension		
Location	44, Sunningdale Drive, Boston, PE21 8HZ		
Applicant	Diana Pape		
Agent	Mr Michael Breen, Planning By Design		
Received Date:	20-Jan-2023	Consultation / Publicity Expiry Date:	26-Feb-2023
Valid Date:	02-Feb-2023	Statutory Expiry Date:	30-Mar-2023
Date of Site Visit:	23-Feb-2023	Extension of Time Date:	---
Objections received?	No		
5 day notification record: N/A			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions		
Report by:	Emma Turvey		
Date:	16 <sup>th</sup> March 2023		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a two-storey semi-detached dwelling located at the western end of Sunningdale Drive, which is in the settlement of Boston. The site also comprises of a block paved driveway to the front which leads to a detached garage at the side of the dwelling and an enclosed rear garden. The site is located in a predominantly residential area with similar size and designed properties either side.

### DETAILS OF PROPOSAL:

It is proposed to remove the existing conservatory and erect a two-storey extension using the same footprint to create a TV/dining room on the ground floor and an extra bedroom on the first floor. The extension will measure 3.7m by 6.7m and have a roof height of 5.3m to eaves and 8.3m to ridge. It is proposed to use materials to match the existing dwelling.

### RELEVANT HISTORY

There is no relevant history on this site.



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

### **South East Lincolnshire Local Plan (2019)**

The following policies contained within the South East Lincolnshire Local Plan (2019) (i.e. SELLP) are relevant to this application:

- 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) does not wish to object to this planning application.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party responses have been received.

## **EVALUATION:**

The key planning issues in the determination of this application are:

- Design of the proposal and impact on the character and appearance of the area
- Impact on residential amenity
- Flood Risk and drainage

### **Design of the proposal and impact on the character and appearance of the area**

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.

The proposed development is to create a two-storey extension to the rear of the existing dwelling. Due to the orientation of the host dwelling and the neighbouring dwellings the proposal will not be seen from the public highway, however it is proposed to use materials to match the existing and the pitched roof of the extension will match the height of the existing roof, ensuring it is in keeping with the design of the rest of the dwelling. The extension will be erected on the footprint of the removed conservatory therefore there will be no addition to the overall footprint and the rest of the curtilage will remain undeveloped.

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

### **Impact on 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.

Paragraph 130 of the NPPF (2021) seeks, amongst other things, to create places that are safe, inclusive and accessible. Furthermore, it advocates the promotion of health and well-being, with a high standard of amenity for existing and future users. Crime and disorder, and the fear of crime, should not undermine the quality of life or community cohesion and resilience.

The application site is located within a residential area with similar properties either side. The proposal consists of a two-storey rear extension to the host dwelling and due to the orientation of No.44 the proposed development will not have an impact upon the occupier of No.43 due to the separation distance.

No.42 is attached to No.44 and in terms of design, they are a mirror image of each other and both set on similar sized plots. The proposed extension will project out from the rear wall by 3.7m and will not encroach any closer to No.42 than the existing conservatory, therefore it is considered that the proposed extension will not have a greater impact upon the occupiers of No.42 at ground floor level than the current conservatory. With regards to the first floor element of the extension, it is considered that the two-storey extension would create a slight reduction in the amount of natural light to the rear windows of this neighbouring property, however it is not considered severe enough to warrant a refusal of this application. In addition, No.42 is located to the south of No.44 and therefore the proposal would not impact in terms of overshadowing. In addition, the plans demonstrate that a 45 degree angle has been maintained between the proposed extension and the neighbouring windows, to reduce any potential impacts.

There are no windows proposed in the side elevation facing No.42 which reduces the impacts in terms of overlooking and loss of privacy. The windows proposed in the rear elevation would not increase any additional privacy issues than the existing rear windows.

It is noted that no objections have been received from neighbouring properties.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

### **Flood risk and drainage**

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 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 would not have a detrimental impact upon neighbouring amenity by virtue of overlooking or overshadowing and therefore accords with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan 2019 and Sections 4, 12 and 14 of the NPPF (2021).

## **RECOMMENDATION: Approve with Conditions**

<b>CONDITIONS / REASONS</b>			
Pre-commencement conditions?		Agreed with applicant/agent - Date:	
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p><b>Reason:</b> 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"> <li>▪ 44SunningdaleDrive_Elevation_V2 Existing and Proposed Elevations</li> <li>▪ 44SunningdaleDrive_ProposedBlockPlan_V2 Proposed Block Plan</li> <li>▪ 44SunningdaleDrive_ProposedPlans_V2 Proposed Plans</li> <li>▪ 44SunningdaleDrive_RoofPlans_V2 Existing and Proposed Roof Plans</li> <li>▪ 44SunningdaleDrive_SiteLocationPlan_V2 Site Location Plan</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, 3 and 4 of the South East Lincolnshire Local Plan 2019, and guidance contained in the National Planning Policy Framework (2021).</p>		
3	<p>The materials to be used in the construction of the development hereby permitted shall match as closely as possible those of the principal existing building on the site.</p> <p><b>Reason:</b> In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.</p>		

<b>INFORMATIVES / NOTES</b> <b>TO BE INCLUDED ON/WITH DECISION NOTICE</b>
<b><u>STATEMENT OF PROACTIVE WORKING:</u></b> 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.