

Development Management Delegated Decision Report

B/23/0109



SUMMARY OF APPLICATION				
Application Reference	B/23/0109			
Application Type	Full Planning Permission			
Proposal	Proposed two storey side extension with internal alterations and detached single garage			
Location	Gate House, 2 Robin Hoods Walk, Boston, PE21 9LW			
Applicant	Mr & Mrs Brason			
Agent	Ms Nikki Chamberlain, Austin John Architectural			
Received Date:	17-Mar-2023	Consultation / Publicity Expiry Date:	30-Apr-2023	
Valid Date:	04-Apr-2023	Statutory Expiry Date:	30-May-2023	
Date of Site Visit:	25-May-2023	Extension of Time Date:	N/A	
Objections received?	None			
5 day notification record:				
	Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions			
Report by:	Megan Epton			
Date:	26-May-2023			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site comprises of 1no. two-storey detached dwelling and detached garage and is located on Robin Hoods Walk. It overlooks the community park, directly adjacent to 1no. residential neighbour and railway tracks.

DETAILS OF PROPOSAL:



It is proposed to erect a new ground floor single storey extension, a two storey side extension, make internal alterations to the dwelling's layout and erect a single storey detached garage.

RELEVANT HISTORY:

No recent relevant history.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2019)

The South East Lincolnshire Local Plan (2019) shows the site as falling within the Boston settlement boundary, but no specific allocations or designations apply. 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:

Cadent Gas were consulted and held no objections.

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

Witham Fourth Internal Drainage Board were consulted and submitted an informative to be added to the decision notice.

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 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.

The site which the application relates is quite a sizeable plot with a large frontage – the dwelling sits at the rear of the lot with very limited rear garden space. The proposals introduce a new ground floor pitched roof, porch extension on the front elevation, measuring 2.43m wide, 2.42m out from the principle elevation, with a ridge height of approximately 3.51m. A replacement boot and utility room is to be erected on the front elevation, with a new gable ended roof (ridge height: approximately 3.42m). The remainder of the proposals for the dwelling relate to a first floor extension over the existing ground floor kitchen/ dining area and living room, to accommodate internal changes to existing room layouts and for the creation of 1no. new bedroom and en-suite bathroom- converting the dwelling to a 4no. bedroom property from a 3-bed. The extension extends the main roof ridge to measure the whole width of the dwelling, and then extending to the rear with a lower ridge height to create the preferred ‘subordinate’ style of two storey extensions.

The proposal also includes the demolition of an existing garage and the erection of a new to the front of the property, adjacent to the boundary. The existing septic tank is also proposed to be moved. The garage would measure 3.8m wide, with a length of 6m and an approximate ridge height of 4.14m. There are no windows proposed within any of the elevations- only a personnel door and main up and over doorway on the front elevation.

The proposed materials are all to match the existing- render, white upvc and matching roof tiles.

Overall it is considered that the proposal is designed in such a way that respects the existing character and scale of the dwelling and its surrounding context. The extension to the dwelling is sizeable, but not to a level at risk of overbearing; the design has ensured it remains in keeping with what is existing and the new is distinguishable from ‘old’. It is therefore considered that 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 new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

The site is directly adjacent to 1no. residential neighbour to the south west (‘Park View’) and railway tracks to the west. The property is otherwise surrounded by a public park. It is not considered that the proposals pose any threat to the amenity of the park due to their positioning and lack of side elevation windows that would overlook the space. The railway

tracks and houses beyond them would be unaffected; the only neighbour whose amenity needs to be considered in slightly more detail is that of 'Park View'.

'Park View' is a two storey dwelling with a sizeable plot and a detached domestic outbuilding next to the boundary shared with the site. Due to both the physical and visual distance between this neighbouring dwelling and the dwelling within the site, it is considered that the proposed extensions would have little to no impact upon this neighbour. The proposed garage is the closest part of the proposals, but it would be located next to an associated outbuilding which lessens the effects on amenity levels. And in any case, due to existing screening and building positioning, there would be little to no impact in terms of overlooking, overshadowing or loss of outlook.

Based on the above and that no objections have been received, it is considered that in respect of the impact on the occupiers of nearby dwellings, the proposal 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 site is located within the Environment Agency's designated Flood Zone 3 and a completed Flood Risk Assessment that details the context of the site and the proposals accompanies the application. It is concluded that the finished floor levels of the ground floor extensions should match those of the main dwelling and that a number of other flood resilient measures should be incorporated within the development.

It is considered, based on the above, 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 (2019) and Sections 4, 12 and 14 of the NPPF 2021.

RECOMMENDATION

Approve with Conditions

CONDITIONS AND REASONS	
1	The development hereby permitted shall be begun before the expiration of three 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	<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"> ▪ AJA/1258/22/01 - Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Elevations and 3D Views; and ▪ AJA/1258/22/02 - Site Location Plan, Block .Plan, Proposed Garage Floor Plan, Proposed Elevations and 3D View <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 2, 3 and 29 of the South East Lincolnshire Local Plan 2019.</p>
3	<p>The development hereby approved shall be undertaken in complete accordance with the '<i>Flood Risk Assessment by S M Hemmings B Sc C Eng MICE MIWEM</i>', unless otherwise agreed in writing by the Local Planning Authority, including the following mitigation measures:</p> <ul style="list-style-type: none"> ▪ Finished ground levels to be at the same as the existing dwelling; ▪ The new extensions should incorporate flood resilient measures e.g- those relating to- electrical services at first floor level and dropped cables; skirting boards and plaster finishes; suitable tiles; ▪ Recommended that occupants register with the Environment Agency Flood Warning Service. <p>The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.</p> <p>Reason: In the interest of reducing flood risk in accordance with Policy 4 of the South East Lincolnshire Local Plan (2019).</p>
4	<p>The development hereby approved shall be carried out in accordance with the materials specified within the application form and shown within the following drawings:</p> <ul style="list-style-type: none"> ▪ AJA/1258/22/01 - Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Elevations and 3D Views; and ▪ AJA/1258/22/02 - Site Location Plan, Block Plan, Proposed Garage Floor Plan, Proposed Elevations and 3D View. <p>The materials shall be implemented and thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of visual amenity and character in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

Cadent Gas – Attach Comments.

Witham Fourth District Internal Drainage Board - 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.

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.