

# Development Management Delegated Decision Report

B/23/0119



SUMMARY OF APPLICATION				
<b>Application Reference</b>	B/23/0119			
<b>Application Type</b>	Full Planning Permission			
<b>Proposal</b>	Single Storey Front Extension			
<b>Location</b>	4, Peter Paine Close, Butterwick, Boston, PE22 0HA			
<b>Applicant</b>	Mr Phillip Warner			
<b>Agent</b>	Mr Ritchie Gillies, Planning By Design			
<b>Received Date:</b>	28-Mar-2023	<b>Consultation / Publicity Expiry Date:</b>		
<b>Valid Date:</b>	28-Mar-2023	<b>Statutory Expiry Date:</b>	23-May-2023	
<b>Date of Site Visit:</b>	11-May-2023	<b>Extension of Time Date:</b>	N/A	
<b>Objections received?</b>				
<b>5 day notification record:</b>				
	<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>	11-May-2023			

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The site is located on the eastern side of Peter Pane Close adjacent to 2no/. Residential neighbours to either side, with an open agricultural field to its rear. The site comprises of 1no. two storey semi-detached dwelling with a sizeable frontage and private rear amenity space that has a detached garage within it.

### DETAILS OF PROPOSAL:



It is proposed to demolish an existing upvc porch area and replace it with a brick built single storey extension to accommodate a larger kitchen space and a small toilet at ground floor.

### **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 Butterwick 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:**

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

Witham Fourth Internal Drainage Board were consulted and held no objections.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

A neighbour commented on the application with regards to the design and potential loss of light.

### **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 proposal includes the demolition of an existing upvc porch on the front elevation, which mirrors its neighbours. The existing porch would be replaced by a brick built extension, measuring 2.4m out from the principle elevation and 4.6m wide (the width of the main dwelling). It would have an eaves height of approximately 2.3m, with a single-pitched roof of 3.1m. The materials proposed are all to match the existing dwelling and site- red brickwork, a white upvc window, a timber front door and concrete roof pantiles. An existing design element of stone cladding is proposed to be included on the extension so as to minimise potential impact and match the design.

Whilst the proposals slightly alter the general character of the dwelling through extending the principle elevation out, it is not considered to cause negative impacts upon the character. The extension would be respectful in terms of scale to the existing dwelling and attached neighbouring dwelling and has been designed in such a way so as to be as sympathetic to the dwelling's existing appearance.

Overall it is considered that the proposal is designed in a way that respects the existing character and scale of the dwelling and its surrounding rural context and 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.

No.4 is directly adjacent to 2no. residential dwellings on Peter Paine Close- no.2 to the south and no.6 to the north. An element of the boundary at the rear is also directly adjacent to no.21 Sea Lane, however given the location of the proposals and the very minimal outlook, the residents of this property are not considered to be negatively affected.

No.6 to the north is a two-storey semi-detached dwelling. Due to the positioning of the dwellings and the small scale and nature of the proposed works, it is not considered that the proposals will cause any detrimental impacts upon their residential amenity.

No.4, located to the south is a two-storey semi-detached dwelling, connected directly to the dwelling of the site. The residents at this address have written in with comments on the design and potential light loss, as well as concerns over issues that could occur following on from poor quality construction. The latter concern are not material considerations and so will not be discussed as part of the application, but it is encouraged that the applicant and neighbour discuss this with each other directly. The concerns

relating to loss of light are relevant and have been reviewed as part of the assessment. No.'s 4 and 2 are both north westerly facing with no.4 forming the northern half of the building and no.2 forming the southern half which has its side elevation south westerly facing. Due to this orientation, no.2 benefits significantly more from direct sunlight for a large portion of the day than no.4 does. As the extension of no.4 is proposed on the front elevation, there is a slight possibility that the light received by no.2 towards the end of the day may be marginally affected, however, given the positioning of the site and context of the proposals, this is not considered to be a significant level.

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 Flood Zone 3 and a completed FRA has been included as part of the submission. The document details the existing context of the site and confirms that the finished floor levels of the extension will be "no lower than the existing floor levels of the original dwelling" and the existing main drainage system will be utilised for the discharge of surface water.

Overall it is considered that due to the small scale of the proposals and proposed flood protection measures, the proposals would not detrimentally affect the existing flood risk levels of the site or surrounding area.

It is considered 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**

<b>CONDITIONS / REASONS</b>			
Pre-commencement conditions?	No	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>▪ Location Plan- received 28-Mar-2023;</li> <li>▪ 02 - Proposed Block Plan;</li> <li>▪ 05 - Proposed Floor and Roof Plans;</li> <li>▪ 06 - Proposed Elevations</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 2019.</p>
3	<p>The roof tiles/bricks/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>

#### **INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE**

**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.