

Development Management Delegated Decision Report

B/23/0402



SUMMARY OF APPLICATION				
Application Reference	B/23/0402			
Application Type	Full Planning Permission			
Proposal	Proposed two storey side and rear extension			
Location	67, South Parade, Boston, PE21 7PN			
Applicant	Mr Jez Street			
Agent	Mr Peter Everton, E2 Design			
Received Date:	21-Nov-2023	Consultation / Publicity Expiry Date:	16-Dec-2024	
Valid Date:	21-Nov-2023	Statutory Expiry Date:	16-Jan-2024	
Date of Site Visit:	22-Dec-2024	Extension of Time Date:	02-Feb-2024	
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:	01-Feb-2024			

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site is located on the western side of South Parade, Boston and is a semi-detached, two-storey dwelling with a large private rear amenity space and sizeable private frontage. It is directly adjacent to 3no. residential neighbours.

DETAILS OF PROPOSAL:

It is proposed to erect a two storey side and rear extension on the dwelling to accommodate the creation of an attached garage and home gym at ground floor and the extension of existing bedrooms at first floor, with added en-suites.



RELEVANT HISTORY:

No recent relevant site 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 (2023)

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 originally submitted a holding objection due to the presence of “a *High Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation*”, however, their objection was revoked and comments were given, requesting that an informative be added to any decision notice for the applicant’s attention.

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

THIRD PARTY REPRESENTATIONS RECEIVED:

A third party wrote in to highlight the importance of the preservation of the swift bird species and recommended that swift nesting bricks be incorporated into the development to aid the survival of these birds.

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.

It is proposed to erect a two storey side and rear extension on the dwelling that would measure out (approximately) 2.8m from the existing side elevation and a maximum of (approximately) 2.9m out from the rear elevation. The roof would reflect the same hipped style of the main dwelling, sharing the same eaves height and having a lower set ridge line to indicate the sub-ordination of the extension. The proposal also includes a small front porch extension which would connect onto the new garage and would have a small roof (with an approximate eaves height of 2.4m and maximum height of 3.5m). It is proposed to use render as the external finishing material and clay roof tiles to match the existing.

It is considered that whilst the addition to the dwelling is quite significant, the character of the dwelling and site is respected. The extension is not considered to be obtrusive and it is clear that effort has been made to ensure that it reflects and matches the existing character well. Based on this, it is therefore considered that the proposal would not have a detrimental impact in terms of character or appearance and 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.67 South parade is directly adjacent to 3no. residential neighbours- 2no. on South Parade (no.65 to the north and no.69 to the south) and 1no. on Chester Way to the rear/west (no.50).

Due to the positioning of the dwellings and the size of no.67's garden, it is considered that the proposed extension would not negatively affect the amenity of residents at no.50 Chester Way. A similar conclusion is drawn when assessing the potential impact on no.69 South Parade. Although the proposed side extension is two storeys and falls close to the shared boundary line between the two properties, it is considered that due to the site being located to the north (and with the added separation distance between buildings) that the light levels received by this neighbour will be largely unaffected. Their privacy also remains protected due to the careful positioning of the side elevation window.

It is therefore considered that the majority of the impact falls on the northern neighbour, no.65. This dwelling forms the second half of the semi-detached pair that the site is a part of. Due to the positioning and the nature of the proposal (in that it is a rear, two-storey extension), concern was raised with the agent during the application process over the potential impact on the level of shadow created and level of light received in the habitable rooms of no.65 as a result of this rear element. The original design failed to meet the

requirements of a light test and as a result the proposal was amended to ensure that the windows/rooms of the neighbour's dwelling received a satisfactory level of light. The Council believe the revised proposal is more acceptable and that as a result there would not be a detrimental impact upon the residents of no.65 in respect of light. In terms of the impact on the neighbour by way of affected privacy, this is also not considered to be an issue.

Based on the above amendments and that no objections have been received from any neighbour, 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 has been submitted alongside proposals. The document confirms that the floor levels of the garage will be set no lower than existing floor levels on site and that flood proofing, resilience and resilience measures will be incorporated in the construction of the extension.

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 2023.

RECOMMENDATION:

Approve with Conditions

CONDITIONS / REASONS	
1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: 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">▪ 08 Existing Plans including Site Location Plan;▪ E0962-02 Proposed Elevations A – received 01-Feb-2024; and▪ E0962-03 Proposed Plans A – received 01-Feb-2024.

	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.
3	<p>The development hereby approved shall be carried out in accordance with the materials specified within the application form received on 25-Nov-2023.</p> <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 Informative

"Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of a High Pressure Major Accident Hazard Pipeline (MAHP) and/or an Intermediate Pressure Pipeline and/or an Above Ground Installation. The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:

- *Specific IP BPD - 3m"*

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 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.