

# Development Management Delegated Decision Report

B/24/0009



SUMMARY OF APPLICATION				
Application Reference	B/24/0009			
Application Type	Full Planning Permission			
Proposal	Proposed single storey side extension to bungalow			
Location	Highbury, Hampton Lane, Old Leake, Boston, PE22 9JS			
Applicant	Mr Andrew Pimlott			
Agent	Mr Arthur Barton			
Received Date:	09-Jan-2024	Consultation / Publicity Expiry Date:	06-Feb-2024	
Valid Date:	09-Jan-2024	Statutory Expiry Date:	05-Mar-2024	
Date of Site Visit:	29-Feb-2024	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:	29-Feb-2024			

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The site is located on the southern side of Hampton Lane, Old Leake and comprises of a single storey residential bungalow and amenity space. It is directly adjacent to 1no. residential neighbour to the east.

### DETAILS OF PROPOSAL:

It is proposed to extend the existing bungalow on its western elevation with an 'L-Shaped' single storey extension, to accommodate the creation of a new bedroom and study.



## **RELEVANT HISTORY:**

No recent relevant planning 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 outside of any defined settlement boundary and is therefore considered to be **Open Countryside**, 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 2023 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 raised no objections.

Old Leake Parish Council were consulted, but no response was received.

Witham Fourth Internal Drainage Board were consulted and had no objections to the proposal, but had a number of informatives to be added to the decision notice.

## **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; 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 extension proposed would be 'L-Shaped' and protrude out from the dwelling's existing west elevation (by a maximum of 6.3m), extending forward for 8.7m (measure out a maximum of 4m from the principal elevation of the dwelling), and have a pitched roof ridge height of 4.5m. The proposed materials are all to match the existing – buff brick, brown roof tiles and white upvc windows and doors.

The proposals do see the removal of 2no. small trees in the location of the extension, however these trees are not protected and their removal is not considered to adversely impact the character of the site.

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- through use of matching material and design aspects. 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.

'Highbury' is directly adjacent to 1no. other dwelling, located to the east- 'Redstock Cottage'. This neighbouring property is a detached residential bungalow separated from the application site by a sizeable 20m distance and a gravelled driveway. Whilst the proposals do extend past the principal elevation of 'Highbury' and introduce a small window facing onto 'Redstock Cottage', it is not felt that the proposals would result in unnecessary harm on the amenity of these neighbours. The extension is relatively small in scale and a significant separation distance remains between the two properties, with views screened by existing vegetation; as a result there is not thought to be any harmful impacts upon the level of privacy of 'Redstock Cottage' or the shadow caused.

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 'Householder and other minor extensions in Flood Zones 2 and 3' form has been submitted alongside the proposals. The document confirms that floor levels of the

extension will be set no lower than the existing levels of the dwelling and that flood proofing/resilience techniques will be used within its construction.

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 accord 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**

<b>CONDITIONS / REASONS</b>	
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 09-Jan-2024;</li><li>▪ AP/1 Existing and Proposed Plans.</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 29 of the South East Lincolnshire Local Plan 2019.</p>
3	<p>The development hereby approved shall be carried out in accordance with the materials specified within the application form received on 09-Jan-2024. The materials shall be implemented and thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>Reason:</b> 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**

#### **Witham Fourth Internal Drainage Board Informatives:**

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1. *A Riparian watercourse exists on the west boundary of the site and to which the Land Drainage Act applies:*

*Under the terms of the Land Drainage Act 1991, the prior written consent of the Board is required for any proposed temporary or permanent works or structures within any watercourse including infilling or a diversion.*

- 2. Board's Byelaw consent is required to discharge treated water to a watercourse (open or piped).*
- 3. Board's Section 23 consent is required to culvert, pipe, or bridge any watercourse riparian or Board maintained.*
- 4. 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 2023 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.