

Development Management Delegated Decision Report

B/24/0031



SUMMARY OF APPLICATION				
Application Reference		B/24/0031		
Application Type		Full Planning Permission		
Proposal		Proposed single storey side and rear extensions and proposed loft conversion		
Location		High Trees Sea Lane, Old Leake, Boston PE22 9JA		
Applicant		M Peters		
Agent		Simon Robinson, Studio 21 Design Ltd		
Received Date:	23-Jan-2024	Consultation / Publicity Expiry Date:	21-Feb-2024	
Valid Date:	23-Jan-2024	Statutory Expiry Date:	19-Mar-2024	
Date of Site Visit:	29-Feb-2024	Extension of Time Date:	05-Apr-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:		02-Apr-2024		

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located on the south-western side of Sea Lane, Old Leake and comprises of 1no. single storey bungalow, with a sizeable frontage and private rear amenity space. It is directly adjacent to 2no. other residential neighbours.

DETAILS OF PROPOSAL:

It is proposed to alter the property through the erection of a single storey side/rear extension and a proposed loft conversion.



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 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 on the application and supported the proposals.

Witham Fourth Internal Drainage Board were consulted and requested an informative 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.

It is proposed to erect a single storey side/rear extension and convert the existing loft of the dwelling.

The proposed extension would have a stepped design, extending 1.8m out from the existing north-west (side) elevation and measuring 4.5m back, to create a new hall/entrance, with the remainder of the extension set back by 1.6m to be closer in line with the existing side elevation of the main dwelling. This section would have a width of 6.7m and measure out from the rear elevation of the dwelling by a maximum of 8m, creating a new dining and living area. The whole extension would be a single storey with a height to flat roof of 3m. The proposed materials for the extension are a combination of vertical cedar cladding and an off-white render to the walls, a grey fibreglass roof and matching grey fascias and grey powder-coated aluminium windows and doors.

The proposed conversion of the loft would introduce 2no. new dormer windows within the existing roof slopes of the dwelling- 1no. to the north-east (front) and 1no. to the south-east (side) elevations. Aside from these additions, the roofscape of the dwelling is proposed as largely unaltered. The dormers are to have matching concrete pantiles to aid their merge into the existing roof's design.

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. 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.

'High Trees' is directly adjacent to 2no.residential dwellings- 'Church View' to the north and 'Four Winds' to the south. Due to the context of the proposals and the site itself, it is felt that the residential amenity of the neighbours to the south is unlikely to be harmed by the proposals given there is a sizeable distance between them and there is a vast amount of existing screening. It is noted there would be a first floor window facing this neighbour proposed to serve an en-suite. To ensure amenity of neither property is harmed it is recommended that this window be conditioned to be obscure glazed.

As the proposals have a higher potential impact upon the neighbours to the north, 'Church View' is a detached two storey dwelling-house located further forward within its plot than 'High Trees'. The two properties are separated by close-boarded fencing and both benefit from large private rear amenity spaces. The proposed extension in its original form, ran close to the shared boundary as one single unit, but during the course of the application the design was amended to the current 'stepped' design which pushes the larger element

of the extension away from the boundary line and lessens the impact on 'Church View'. The result of the more 'broken-up' visual of the north-west elevation is considered to be a better alternative in terms of outlook, scale and potential shadow for this adjacent neighbour. There is also not considered to be any threats to the privacy of the residents of 'Church View' due to the lack of proposed windows in the extension.

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 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">▪ Site Location Plan - Dated October 2023;▪ 14-474-02D Proposed Plans;▪ 14-474-06B Proposed Elevations;▪ 14-474-07B Proposed Elevations; and▪ 14-474-08B Proposed First Floor Plan

	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 23-Jan-2024 and the following drawing(s):</p> <ul style="list-style-type: none"> ▪ 14-474-06B Proposed Elevations; and ▪ 14-474-07B Proposed Elevations. <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>
4	<p>Notwithstanding the details submitted, the proposed window on the first floor of the south east elevation shall be obscure glazed and thereafter so maintained.</p> <p>Reason: To prevent overlooking in the interests of the amenity of nearby residents in accordance with Policy 3 of the South East Lincolnshire Local Plan, 2019.</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE

Witham Fourth IDB Informative:

"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.