

Development Management Delegated Decision Report

B/24/0053



SUMMARY OF APPLICATION			
Application Reference	B/24/0053		
Application Type	Full Planning Permission		
Proposal	Proposed single storey flat roof extension to provide a level access shower room and bedroom		
Location	52, Watery Lane, Butterwick, Boston, PE22 0HS		
Applicant	Ms L Brown		
Agent	Mrs Sarah Sorrell, Oakley Estates		
Received Date:	02-Feb-2024	Consultation / Publicity Expiry Date:	18-Mar-2024
Valid Date:	19-Feb-2024	Statutory Expiry Date:	15-Apr-2024
Date of Site Visit:	27-Mar-2024	Extension of Time Date:	---
Objections received?	None		
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	Approve with Conditions		
Report by:	Emma Turvey		
Date:	10 th April 2024		

OFFICER REPORT

SITE AND SURROUNDINGS:

This application site consists of a semi-detached dwelling set on the southern side of Watery Lane. The site is located within the countryside, with the closest settlement being Butterwick.

DETAILS OF PROPOSAL:

It is proposed to erect a single storey side extension to create a ground floor level access bedroom and shower room. The extension will measure approximately 8m by 4m with a flat roof height of 2.4m. It is proposed to use materials to match those of the existing dwelling.

RELEVANT HISTORY:

There is no relevant history on this site.

RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:



South East Lincolnshire Local Plan (2019)

The following policies contained within the South East Lincolnshire Local Plan (2019) (i.e. SELLP) are relevant to this application:

- 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 and beautiful places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change;

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) does not wish to object to this planning application.

Witham Fourth District IDB have requested that they are to be contacted if any changes to the surface or treated water disposal arrangements than stated in the application.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of an application must be made in accordance with the Plan unless material considerations indicate otherwise. The key considerations in regard to this application are considered to be:

- Design of the proposal and impact on the character and appearance of the area
- Impact on residential amenity
- Flood Risk and drainage

Design of the proposal and impact on the character and appearance of the area

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 application site includes a large, grassed garden to the side and rear with open views of fields to the front and side. The proposed extension will be set behind an existing single storey element of the existing dwelling but will be visible from Watery Lane due to the open nature of the plot.

The proposed extension is single storey and will project out from the side elevation by 8m and has been designed to fit the intended purpose. It is proposed to use materials which will match those of the existing dwelling and will respect the application sites overall scale and design. The extended dwelling will not appear out of character given the diverse range of building types in this rural location and the majority of the dwelling's curtilage will still remain undeveloped.

To conclude it is considered that this proposal will be sympathetic to the character of the existing dwelling and will not appear out-of-place in the context of the mixed character of the existing dwellings along Watery Lane and therefore is in accordance with SELLP policies 2 and 3.

Impact on residential amenity

Policies 2, 3 and 30 of the SELLP seek to ensure that a new development does not significantly impact neighbouring land uses by reason of noise, odour, disturbance or visual intrusion.

Paragraph 130 of the NPPF (2023) seeks, amongst other things, to create places that are safe, inclusive and accessible. Furthermore, it advocates the promotion of health and well-being, with a high standard of amenity for existing and future users. Crime and disorder, and the fear of crime, should not undermine the quality of life or community cohesion and resilience.

The application site is in a relatively rural location with very few neighbouring dwellings. The closest being No.54 which is attached to the eastern side of No.52 and given the minor size and scale and location of the proposed extension on the western elevation of the application dwelling it is considered that this proposal will not have any adverse impacts upon this neighbouring dwelling in terms of overlooking, overbearing, loss of privacy or loss of outlook.

In respect of the impact on the occupiers of nearby dwellings, the proposal is considered to accord with SELLP Policies 2 and 3.

Flood risk and drainage

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 application is accompanied by a completed 'Householder and other minor extensions in Flood Zones 2 and 3' form which indicates that: floor levels within the proposed extension will be no lower than existing levels; and flood proofing has been incorporated where appropriate.

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 (2023).

RECOMMENDATION: Approve with Conditions

CONDITIONS / REASONS			
Pre-commencement conditions?		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>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"> ▪ Location Plan ▪ BBC/TT/52Wat/03 Proposed Details ▪ BBC/TT/52Wat/02 Proposed Plan and Elevations <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 4 of the South East Lincolnshire Local Plan 2019, and guidance contained in the National Planning Policy Framework (2023).</p>		
3	<p>The 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>Reason: 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
<p><u>STATEMENT OF PROACTIVE WORKING:</u> 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.</p>