

Development Management Delegated Decision Report

«Apn_Number»



SUMMARY OF APPLICATION				
Application Reference		B/24/0055		
Application Type		Full Planning Permission		
Proposal		Single storey extension, internal alterations, new pitched roof over existing bay window, new rendered finish to whole dwelling		
Location		171 Willoughby Road, Boston PE21 9HR		
Applicant		Ms W Steadman		
Agent		Lee Chapman, LPC Architectural Design		
Received Date:	02-Feb-2024	Consultation / Publicity Expiry Date:	07-Mar-2024	
Valid Date:	02-Feb-2024	Statutory Expiry Date:	29-Mar-2024	
Date of Site Visit:	25-Mar-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:	25-Mar-2024			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located on the east side of Willoughby Road, and comprises of a single storey residential bungalow and private garden. It is directly adjacent to 2no. neighbours to the north and south, and an open agricultural field borders it to the rear.

DETAILS OF PROPOSAL:

It is proposed to install a new pitched roof over the existing bay window on the dwelling's front elevation and erect a new single storey rear extension in place of the existing sun



room. Other internal alterations are proposed and the external rendering of the whole dwelling.

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 defined settlement boundary for Boston, 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:

The Canal & River Trust were consulted on the application, commenting that the proposed development is located on the banks of the indicative restoration navigation route of East Fen Lock along Stone Bridge Drain, but the proposal is not of a scale that would impact restoration. Therefore holding no objections.

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

Witham Fourth Internal Drainage Board were consulted and raised no objections, but did request that 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.

The proposal includes the demolition of the existing car port and rear sun lounge and canopy. Proposing in the sun lounge's place, the erection of a new single storey 'L-shaped' extension at the rear that would measure the width of the dwelling, extending out 2.67m from the rear elevation (for a width of 1.28m) and then out by a further 3.7m (for the remaining 5.39m of the dwelling's width). It would have a matching eaves height to that of the main dwelling and a matching ridge height for its widest section; the proposals then include a lower set ridge line for the longer element of the extension to ensure the proposals do have a subordinate overall appearance in relation to the main dwelling. The extension has been designed with matching materials.

Other alterations put forward within the proposals are, the addition of a new pitched roof over the existing bay window on the front elevation, and the rendering of all external walls of the dwelling.

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. The extension to the dwelling does include a matching ridge height, but clear effort has been made to ensure the proposed extension is viewed as subservient to the main dwelling and the extension does not present a risk of overbearing. The other alterations proposed are considered to be acceptable and respectful of the character of the site and surrounding area. 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.171 is directly adjacent to 2no. residential neighbours – no.172, a single storey bungalow, to the north and no.170, a two storey dwelling to the south. The proposal relates largely to rear alterations and extensions and so the impact upon both neighbours have been assessed below.

No.172 to the north of the site is set slightly further forward in its plot than no.170, but is a bungalow of a similar size. The two properties are separated by 2m high close-boarded fencing towards the rear, and no.170 benefits from a driveway leading along its southern boundary which adds a sizeable separation distance between it and the dwelling of the

application site. The proposals see the demolition of the existing car port and an extension to the rear of no.171 in place of an existing sunroom- despite the increase in maximum height of the rear element (through the introduction of a new pitched roof), it is not felt that the proposals would negatively impact the level of light/shadow received by no.170, given the existing boundary fencing and separation distance. A similar view is taken with regards to the proposals' impact on this neighbour's level of privacy- the boundary fencing largely screens views into and out of the site. It is noted that no objections have been received from this neighbour.

No.170 to the south of the site is set further back within its plot than no.171 and is a taller, two storey dwelling. These two properties are separated by a combination of 2m high fencing and hedging along their shared boundary. The proposals see more significant change to the southern elevation of the site's dwelling, extending it by approximately 6.75m in length and introducing a new section of pitched roof onto the new extension. Despite this, it is considered that the level of existing privacy held by the residents of no.170 remains- there is to be no introduction of new ground level windows on the southern elevation (which would in any event be screened by the existing boundary treatments), with the proposals only introducing new rooflight windows within the southern roof slope of the extension. As no.170 has no side elevation windows at first floor, it is not felt that the proposals would result in any harmful impacts upon the privacy of either set of occupants. Due to the positioning of the dwellings it is also not felt that the proposals would result in any adverse impacts to the level of shadowing/light for no.170. No objections have been received from this neighbour.

Based on the above and that no objections have been received from either residential neighbour to no.171, 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 the proposals. The document details the context of the site and surrounding area in terms of potential flooding sources and confirms that the floor levels of the extension will be set at approximately 100/150mm above the surrounding external ground levels (and no lower than the existing dwelling's floor levels), with surface water from the development to be piped into the existing main drainage system or an existing/new soakaway within the garden. Witham Fourth Internal Drainage Board did not raise any objections to the proposed drainage system.

Based on the above and considering the context of the proposals, it is not felt that the householder extension proposed would adversely impact the site or surrounding area's level of flood risk. It is therefore 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	
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"> ▪ LPC-356-01 Existing Plans and Location Plan; ▪ LPC-356-02 Rev A Proposed Layouts and Site Plan; and ▪ LPC-356-03 Rev A Proposed 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 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 drawing 'LPC-356-03 Rev A PROPOSED ELEVATIONS'. 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

Witham Fourth Internal Drainage Board 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.