

Development Management Delegated Decision Report

B/24/0065



SUMMARY OF APPLICATION				
Application Reference	B/24/0065			
Application Type	Full Planning Permission			
Proposal	Removal of existing flat roof extension and replaced with larger single storey extension with tiled pitched roof			
Location	41, Willington Road, Kirton, Boston, PE20 1EP			
Applicant	Mr & Miss King and Toyne			
Agent	Mr Lee Chapman, LPC Architectural Design			
Received Date:	19-Feb-2024	Consultation / Publicity Expiry Date:	18-Mar-2024	
Valid Date:	19-Feb-2024	Statutory Expiry Date:	15-Apr-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:	19-Mar-2024			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located on the eastern side of Willington Road, Kirton and comprises of 1no. single storey residential bungalow, detached garage and private amenity space. It is directly adjacent to 4no. residential neighbours.

DETAILS OF PROPOSAL:

It Is proposed to demolish an existing flat roof rear extension and erect a larger, pitched roof single storey extension in its place.



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 within the Kirton 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 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:

Kirton Parish Council were consulted but no response was received.

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

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received as a result of the consultation.

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 remove an existing flat-roofed rear extension from the dwelling and construct a new single storey pitched roof extension, to serve as a garden room, utility and small WC. It is proposed to measure 4.61m out from the rear elevation of the dwelling, be 6.85m wide meeting the existing side elevation of the dwelling. Its eaves are proposed to match the existing and its ridge line is set lower than that of the main ridge of the dwelling (at 4.5m above ground level) to represent its subordinate relationship to the host. The materials are all proposed to match the existing.

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.

No.41 Willington Road is directly adjacent to 4no. residential neighbours- no.'s 43 and 39 Willington Road to the north and south (sides), no.5 Boothby Close to the east (rear) and no.22 Hemington Way to the north east. It is felt that due to the proposed scale of the development, and the size of the plot, the neighbours on Boothby Close and Hemington Way are unlikely to be affected by the proposals. Attention is instead drawn to the neighbours to the north and south who are to be positioned closer to the development.

No. 43 Willington Road is located to the north of the application site and is a large two storey detached dwelling house. A mixture of fencing along the shared boundary line separates the two properties and no.43 benefits from being positioned further north in its plot, allowing for a sizeable separation distance from no.41. Based on this distance and existing screening, it is not felt that the proposals would result in adverse impacts upon the residents of no.43 (by way of increased shadow or loss of privacy) - no objections have been received from this neighbour.

No.39 Willington Road to the south of the application site is a two storey detached dwelling house, situated further back within its plot than no.41 is. The shared boundary line is bordered by a mixture of low and 2m high fencing and no.41's existing driveway on the southern side of the plot provides a sizeable separation distance from the development. Due to the positioning (and separation) and the relatively small scale of the development, it is not felt that the proposed extension would result in adverse impacts upon the residential amenity of this neighbour through any increased shadow or loss of privacy. This neighbour has also not objected to the proposals.

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 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). Surface water from the development is to be piped into the existing main drainage system or an existing/new soakaway within the garden.

Based on the above, when considering the context of the site and scale of the proposed development, 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	
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-342-02 Rev B Existing & Proposed Site Plans;▪ LPC-342-03 Rev D Proposed Layouts 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 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 '<i>LPC-342-03 Rev D Proposed Layouts and Elevations</i>'. The materials shall be implemented and thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.</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.

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE
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<u>STATEMENT OF PROACTIVE WORKING:</u>
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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.
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