

# Development Management Delegated Decision Report

B/24/0070



SUMMARY OF APPLICATION			
Application Reference	B/24/0070		
Application Type	Full Planning Permission		
Proposal	Single storey extension to front		
Location	2, Peter Paine Close, Butterwick, Boston PE22 0HA		
Applicant	Mrs K Harrison		
Agent	Mr Arthur Barton		
Received Date:	19-Feb-2024	Consultation / Publicity Expiry Date:	20-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:	8 <sup>th</sup> April 2024		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a semi-detached dwelling located on the south-east side of Peter Paine Close which is within the settlement of Butterwick. The area around the application is predominantly residential consists of a mixture of dwelling designs and type.

### DETAILS OF PROPOSAL:

It is proposed to erect a porch to the front elevation of the existing dwelling. The porch will measure 4.6m by 2.4m with a mono pitch roof measuring 2.3m to eaves and 3.5m to ridge. The proposed materials will 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; and
- 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 responses 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.

Given the location of this proposed porch on the front elevation of the dwelling, it will be clearly seen from public vantage points. The proposal will create a relatively modest

addition to its footprint and includes two windows in the front elevation and removing the existing access point to create a large kitchen space and w.c. The area around the application site contains a diverse mixture of dwellings in terms of style and design and many of which do not include an entrance door in the front elevation. The extension proposed will be constructed in materials that are similar to those of the existing building, and will respect the original building's overall scale and design.

In all, it is considered that the resulting, extended dwelling will not appear out-of-character with those already in the vicinity in terms of scale or appearance and, in all, it is considered that the proposals will not have harmful impacts upon the character or appearance of the area.

To conclude it is considered that this proposal 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 dwelling is semi-detached, and the adjacent dwelling (No.4) has recently had permission approved for a porch similar to this proposal.

This proposed development will not have any windows in its side elevation and will project out from the front elevation to match that of the neighbouring porch. In all, it is considered that the proposal will not have an adverse impact upon the occupiers of this neighbouring dwelling in terms of overlooking, loss of outlook, loss of privacy or be overbearing.

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**

<b>CONDITIONS / REASONS</b>			
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><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>▪ Site Location Plan</li> <li>▪ KH/1 Block Plan, Existing &amp; Proposed Floor Plans, Elevations &amp; Section</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 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><b>Reason:</b> 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>		

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