

Development Management Delegated Decision Report

B/24/0071



SUMMARY OF APPLICATION			
Application Reference		B/24/0071	
Application Type		Full Planning Permission	
Proposal		Single storey extension to form a new Board room, two offices and a store room	
Location		Nigel Skinner & Associates, Resolution Close, Boston PE21 7TT	
Applicant		Mrs Jenny Belham, TNS Financial Services, Nigel Skinner & Associates	
Agent		Mr Ian Butler, Quarrington Design Ltd	
Received Date:	20-Feb-2024	Consultation/Publicity Expiry Date:	15-Apr-2024
Valid Date:	01-Mar-2024	Statutory Expiry Date:	26-Apr-2024
Date of Site Visit:	25-Mar-2024	Extension of Time Date:	
Objections received?		None	
5 day notification record:			
Councillors notified	Date	Response received – date	Ok to continue
N/A	N/A	N/A	N/A
Recommendation		Approve with Conditions	
Report by:		Charlie Parry	
Date:		17-Apr-2024	

OFFICER REPORT

SITE AND SURROUNDINGS:

The site to which the application relates is a single storey building located on Resolution Close, Boston. The building is part of a Main Employment Area know as 'Boston Endeavour Park'. The end of Resolution Close, where the building is located, is characterised by single storey buildings constructed from light brickwork with slate roofs. Parking for the buildings are often sited to the front of the buildings within their plots, identifiable by the hedging/planting that acts as the boundaries.

The building subject to this application is located in the south west corner of Resolution Close. Its principal elevation is east facing and opposes a neighbouring building. There is a rear 'garden-like' area to the west of the building which is accessed from the south of the building.

DETAILS OF PROPOSAL:



Planning permission is sought for the erection of a single storey extension to form a new Board room, two offices and a store room.

The extension would be approximately 16.5m in length and approximately 6.3m in depth. It would stand at approximately 4.5m to the ridge.

RELEVANT HISTORY:

Plot 6

B/02/0645 - Construction of car rental office building (Class B1), car parking areas and security fencing

Granted: 28-Apr-2003

B/18/0192 - Erection of single storey building to form veterinary practice (Class D1), car park area, and associated works

Refused: 02-Aug-2018

B/18/0394 - Resubmission of B/18/0192 for the erection of single storey building to form veterinary practice (Class D1), car park area and associated works

Granted: 24-Jan-2019

Plot 4

B/04/0096 - Construction of a detached two-storey (Class B1) office block with associated parking

Granted: 23-Mar-2004

Plot 7

B/07/0680 - Construction of single storey offices

Granted: 11-Jan-2008

B/08/0535 - Construction of single storey office building and parking area

Granted: 28-Nov-2008

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 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 7: Improving South East Lincolnshire's Employment Land Portfolio;
- Policy 30: Pollution;
- Policy 36: Vehicle and Cycle Parking.

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 2: Achieving sustainable development;
- Section 4: Decision-making;
- Section 6: Building a strong, competitive economy;
- Section 11: Making effective use of land;
- Section 12: Achieving well-designed places;
- Section 14: Meeting the challenge of climate change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Local Highway Authority (Local Highway and Lead Local Flood Authority)

No objections.

Cadent Gas

“we (Cadent) would not object as the high pressure gas pipelines in the area would not be affected by the application.”

Wyberton Parish Council

No objections.

Environment Agency

“Not necessary to consult us”.

THIRD PARTY REPRESENTATIONS RECEIVED:

None received.

EVALUATION:

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

- Principle of Development;
- Impact on the Character and Appearance of the Area;
- Impact on Amenity;
- Flood Risk and Drainage;
- Highway Safety/Parking Provision.

Principle of Development

In accordance with Inset Map 1 of the South East Lincolnshire Local Plan (SELLP) (2019) the site is located within the settlement boundary of Boston. The map also identifies that the site is within the boundary for employment site BO001.

Policy 1 of the Local Plan is the spatial strategy for the borough and directs development to the appropriate area. The Boston settlement is identified as a sub-regional centre, where development should be directed. Policy 7 of the Local plan identifies employment site BO001 as a main employment area where proposals for B1, B2 and B8 will be supported.

The proposed development is for the extension of an existing building. The development is appropriate to its location, will help support the allocated employment site and the existing building. The proposal is therefore in accordance with policies 1 and 7 of the SELLP (2019).

Character and Appearance

Policy 2 of the SELLP states that proposals requiring planning permission will be permitted provided that sustainable development considerations are met. These include size, scale, layout, density and impact on the amenity, trees, character and appearance of the area as well as the quality of its design and orientation.

Policy 3 of the SELLP states all development must create a sense of place by respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area.

The proposed extension would be located to the rear of the building and would have limited visibility from the publicly accessible areas of Resolution Close. Nevertheless, the proposal should be in keeping with the existing character and appearance of the site.

The proposed extension will be approximately 16.5m in length which is substantial however the site would be able to accommodate such an extension. In addition, the ridge of the proposed extension would be set down from the ridge of the main building, helping it look subservient. The size of the proposed extension is therefore considered to be acceptable. The extension will also be constructed from materials that match the main dwelling which is an example of good design.

The proposed development is therefore considered to be in accordance with policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and is therefore acceptable.

Residential Amenity

SELLP Policy 2, 3 and 30 advocate that a proposed development should consider if there is an impact on the amenity of the site and neighbouring sites as well as the impact upon neighbouring land uses in terms of noise, odour, disturbance or visual intrusion.

There are no residential properties within close proximity to the proposed development and therefore there is no concern regarding a loss of light, outlook or privacy. Furthermore, it is not considered that the proposal would significantly increase the vehicle movement during the normal working hours of the building. The proposal is therefore unlikely to have an added adverse impact on amenity in terms of noise, odour or disturbance when considered in relation to the backdrop of existing activities.

The proposal, therefore, satisfies SELLP Policy 2, 3 and 30 in respect of the effect on residential amenity.

Flood Risk and Drainage

Policy 4 of the SELLP states a proposed development within an area of flood risk (Flood Zones 2 and 3) will be permitted where it can be demonstrated that there are no other

sites available at a lower risk of flooding. It goes on to state that development will be permitted if it can be demonstrated that essential infrastructure in Flood Zone 3, highly vulnerable development in Flood Zone 2 and more vulnerable development in Flood Zone 3 will provide wider sustainability benefits to the community that outweigh flood risk. Where supported by a site specific flood specific risk assessment a criteria will need to be adhered to.

The site is an extension to an existing building it would therefore be unreasonable for the development to be located elsewhere. Sequentially the application is considered to be acceptable. The applicant does propose mitigation measures including:

- Floor levels being consistent with the existing
- Adopt concrete and cover with tiles,
- Window frames and doors with flood protective units of man-made materials
- Install main parts of the heating and ventilation system, such as a boiler, upstairs or significantly raised above the ground floor
- Put one-way valves into drainage pipes to prevent sewage backing up into the house
- Raised Electrical sockets

The proposed measures are considered to be acceptable in minimising the impact of a flood event on the future occupants. The proposal is not considered to increase the likelihood of flood elsewhere. The exceptions test is therefore considered to have been passed.

The proposal accords with Policy 4 of the Local Plan and therefore it is acceptable in respect of flood risk.

Highway Related Matters

Policy 2 of the Local Plan identifies vehicular access as a sustainable development consideration. In addition, Policy 36 of the South East Lincolnshire Local Plan requires all development to provide vehicle and cycle parking in accordance with the standards set out in Appendix 6 of the same plan.

The site benefits from an existing car park on the site, which is considered sufficient to cater for the proposed extension. No new accesses or amendments to the existing are proposed and therefore the application is acceptable in this respect. The application form indicates that there will be no alterations to the existing parking layout. The Local Highway Authority have confirmed the scheme to be acceptable in respect of highway related matters.

The proposed development is therefore considered to be in accordance with policies 2 and 36 of the South East Lincolnshire Local Plan (2019).

CONCLUSION:

The proposed development is considered to have an acceptable impact on residential amenity, the character and appearance of the area, flood risk and highway safety. The principle of the development is also considered to be acceptable. The proposal therefore

accords with Policies 1, 2, 3, 4,7, 30 and 36 of the South East Lincolnshire Local Plan (2019).

Approval is therefore recommended.

RECOMMENDATION: Approve with Conditions

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted must be begun not later than the expiration of three years beginning with 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 only be undertaken in accordance with the following approved plans;</p> <ul style="list-style-type: none"> - Proposed Elevations & Floor Plan, 23.241-02 Rev P3 - Site Location Plan & Block Plan, 23.241-01 Rev P1 <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 and 3 of the South East Lincolnshire Local Plan (2019).</p>
Conditions which apply during the course of and following completion of the development:	
3	<p>The development hereby approved shall be undertaken in complete accordance with the Flood Risk and Drainage Assessment, Produced by Quarrington Design Ltd – dated 01.03.2024, unless otherwise agreed in writing by the Local Planning Authority, including the following mitigation measures;</p> <ul style="list-style-type: none"> - Floor levels being consistent with the existing - Adopt concrete and cover with tiles, - Window frames and doors with flood protective units of man-made materials - Install main parts of the heating and ventilation system, such as a boiler, upstairs or significantly raised above the ground floor - Put one-way valves into drainage pipes to prevent sewage backing up into the house - Raised Electrical sockets <p>The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.</p> <p>Reason: In the interest of reducing flood risk in accordance with Policy 4 of the South East Lincolnshire Local Plan (2019).</p>
4	<p>The roof tiles/bricks/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>

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.

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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