

# Development Management Delegated Decision Report

B/24/0081



SUMMARY OF APPLICATION				
<b>Application Reference</b>	B/24/0081			
<b>Application Type</b>	Full Planning Permission			
<b>Proposal</b>	Proposed extension and alterations			
<b>Location</b>	Glebe Cottage, One Way Street, Sutterton, Boston, PE20 2JQ			
<b>Applicant</b>	Mr & Mrs Q Moller			
<b>Agent</b>	Mr Julian Warrick, Julian Warrick			
<b>Received Date:</b>	26-Feb-2024	<b>Consultation / Publicity Expiry Date:</b>	08-Apr-2024	
<b>Valid Date:</b>	04-Mar-2024	<b>Statutory Expiry Date:</b>	29-Apr-2024	
<b>Date of Site Visit:</b>	15-Mar-2024	<b>Extension of Time Date:</b>	N/A	
<b>Objections received?</b>	None.			
<b>5 day notification record:</b>				
	<b>Councillors notified</b>	<b>Date</b>	<b>Response received – date</b>	<b>Ok to continue</b>
<b>Recommendation</b>	Approve with Conditions			
<b>Report by:</b>	Megan Epton			
<b>Date:</b>	09-Apr-2024			

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The site is located on the eastern side of 'One Way Street, Sutterton, close to the junction onto Station Road. It comprises of 1no. semi-detached, two storey residential dwelling with a small frontage and sizeable private rear amenity space. It is directly adjacent to 7no. properties- including the Grade I Listed Church of St Mary.

### DETAILS OF PROPOSAL:



It is proposed to erect a single storey side extension to the dwelling, alter the existing upvc conservatory at the rear to have a rendered finish and slate roof, re-clad existing dormer windows and partially render the side elevation of the dwelling.

### **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 settlement boundary for Sutterton, 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;
- Policy 4: Approach to Flood Risk; and
- Policy 29: The Historic Environment

### **OTHER RELEVANT DOCUMENTS / LEGISLATION / GUIDANCE:**

#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

#### **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;
- Section 14: Meeting the challenge of climate; and
- Section 16: Conserving and enhancing the historic environment.

#### **National Planning Practice Guidance (PPG)**

### **CONSULTATION RESPONSES:**

Heritage Lincolnshire were consulted on the application and raised no objections to the proposals.

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

Sutterton Parish Council were consulted and no objections were received.

### **THIRD PARTY REPRESENTATIONS RECEIVED:**

A third party wrote in to highlight the potential for inclusion of swift nesting bricks in the development, to help preserve the bird species.

## **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;
- Flood risk; and
- Impact on the historic environment.

### **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 erection of a single storey side extension on the southern elevation of the dwelling. It would measure 2.54m out from the side elevation, be 4.6m long and have a flat roof with a maximum height of approximately 4m. It is proposed with vertical timber 'hit and miss' cladding boards with an oak (effect) finish, a matching brown upvc window and a roof lantern within the centre of the roof.

The conservatory is also proposed to be renovated; it is proposed with a rendered appearance- the footprint is to remain the same (approximately 5.7m wide and 6.6m out from the rear elevation), but the existing upvc framed roof is proposed to be replaced by a new fibre slate look-a-like roof. A velux style rooflight is also proposed within this, on the south facing roof slope.

It is also proposed to alter the dwelling through the re-cladding of the existing dormers on the west and south facing elevations with a matching oak finish to that proposed in the new extension. The addition of render to the side elevation and existing porch is also proposed, with the intentions of 'unifying' a portion of the property and allow the oldest elements of the brickwork to stand out in the overall appearance of the property.

Overall it is considered that the proposal is designed in a way that respects the existing character and scale of the dwelling, the new additions of render and timber (effect) materials to the dwelling are considered to be respectful design elements. 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.

'Glebe Cottage' is directly adjacent to 7no. properties, largely to the north of the site boundary. Given the context of the proposals- in that the proposed extension is single storey, the footprint and height of the existing conservatory would not exceed the existing

measurements, it is not felt that the proposal would adversely affect the amenity of any one of the adjacent neighbours.

Based on the above assessment 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 'Householder and other minor extensions in Flood Zones 2 and 3' form has been submitted alongside the proposals. The document confirms that floor levels of the extension will be set no lower than the existing levels of the dwelling and that flood proofing/resilience techniques will be used within its construction.

Based on the above, it is considered that the flood risk levels of the site and surrounding area would not be detrimentally impacted and so therefore, the proposal meets the requirements of SELLP Policy 4.

## **Impact on the Historic Environment**

The Planning (Listed Buildings and Conservation Areas) Act 1990 confirms the duty of the Local Planning Authority to have special regard to the desirability of preserving listed buildings and conservation areas, their setting and any features of special architectural or historic interest. In the context of Section 66 and 72 of the Act, the objective of preservation is to cause no harm. Planning decisions require balanced judgement but, in that exercise, significant weight must be given to the objective of heritage asset conservation.

Policy 29 of the SELLP relates to the historic environment. Proposals that affect the setting of a Listed Building should preserve or better reveal the significance of the Listed Building. Where a proposal affects the significance of a heritage asset including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations.

The site is within the setting of the Grade I Listed Church of St Mary (List Entry Number: 1360517) and Grade II Listed 'The Georgian House' (List Entry Number: 1061991), and therefore a Heritage Impact Assessment has been submitted alongside the proposals. The document details the surrounding historic context and that of the building's. It summarises that the proposed works are put forward to address existing issues with the property in terms of mismatching brickwork and various differences in the properties features that have been added to throughout the years, confirming that it is considered to be a positive contribution to Glebe Cottage itself and not detrimental to the wider historic setting.

Heritage Lincolnshire were consulted on the proposals, commenting that as 'Glebe Cottage' has been extensively altered to the rear, throughout the years, the proposed changes are considered to be a neutral impact and are not deemed to unduly harm the setting of the nearby listed church. The Council shares this view.

It can be concluded that overall, the proposed development would not significantly detract from the character and appearance of the adjacent heritage asset and would preserve the setting of the Listed Building, therefore meeting the requirements of SELLP Policy 29.

### **CONCLUSION:**

To conclude, this proposal is considered to be an acceptable form of development that accords with the duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies 2, 3, 4 and 29 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>	
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>▪ J189-PL 1- Block, Location Plans;</li> <li>▪ J189-PL 2- Existing &amp; Proposed Plans;</li> <li>▪ J189-PL 3- Proposed Elevations;</li> <li>▪ J189-PL 4- 3D Views.</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 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:</p> <ul style="list-style-type: none"> <li>▪ Drawing 'J189-PL 1 – Block, Location Plans';</li> <li>▪ Drawing 'J189-PL 3 – Proposed Elevations'; and</li> <li>▪ Heritage Impact Assessment 'J189-HIA-EXT'.</li> </ul> <p>The materials shall be implemented and thereafter retained as approved unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>Reason:</b> In the interests of visual amenity and character 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>
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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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