

Development Management Delegated Decision Report

B/24/0082



SUMMARY OF APPLICATION				
Application Reference	B/24/0082			
Application Type	Full Planning Permission			
Proposal	Single storey side extension			
Location	19, Ashton Hall Drive, Boston, PE21 7TG			
Applicant	Mr A Smith			
Agent	Mr Chris Lilley, Chris Lilley Architectural Services			
Received Date:	27-Feb-2024	Consultation / Publicity Expiry Date:	27-Mar-2024	
Valid Date:	27-Feb-2024	Statutory Expiry Date:	23-Apr-2024	
Date of Site Visit:	17-Apr-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:	17-Apr-2024			

OFFICER REPORT

SITE AND SURROUNDINGS:

The site is located on a corner plot on Ashton Hall Drive, Boston which leads onto Bayford Green and Archibald Walk. It comprises of a two storey detached residential dwelling and associated amenity space and is directly adjacent to 3no. residential neighbours to the north and west.

DETAILS OF PROPOSAL:



It is proposed to erect a single storey side extension to the dwelling to accommodate the creation of a larger open plan kitchen and dining space, and the creation of a new play room and snug in the formerly used rooms.

RELEVANT HISTORY:

No recent relevant 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 Boston 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:

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

Black Sluice Internal Drainage Board were consulted and no response was received

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.

It is proposed to erect a single storey extension to the west (side) elevation of the dwelling that would measure approximately 5.3m out from the existing side elevation and 5.9m wide (measuring the width of the existing dwelling). It would have a pitched roof, with an eaves height of 2.45m and a ridge line at a height of 4.56m. The proposed materials are red facing bricks to match the existing, matching roof tiles and white upvc windows including roof lights.

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, making use of matching materials and a respectful scale. The plot is quite large and the proposals would not encroach too much into the available amenity space- they do propose the removal of 1no. cherry tree and box hedge, however this is not considered to cause adverse effects upon the character and appearance of the site or surrounding area. Based on this and the above detail, 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.19 Ashton Hall Drive is directly adjacent to 3no. residential neighbours – no.1 Bayford Green to the north, no.2 Bayford Green to the north west and no.17 Ashton Hall Drive to the south west.

When considering the size of the plot and the scale of the proposals, it is not felt that the proposed works would negatively affect the neighbours to the north on Bayford Green (no.'s 1 and 2) as there is a sizeable separation distance between them and what is to be a relatively small extension to the dwelling. No.17 is positioned closer to the proposed location for the extension but is still not considered to be adversely impacted- the extension would not include any side elevation windows and therefore the risk of loss of privacy is alleviated; the proposals would be located further north of this neighbour and will have little to no effect on the level of light/shadow received by no.17. Overall, the resulting impact of the proposals is considered to be minimal.

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 and the context of the proposals, confirming that the alterations and extensions to the building will have a finished floor level to match the existing.

When considering the scale of the proposals in the context of the site and surrounding area, it is considered that the proposal would not adversely impact the flood risk levels of the area and therefore 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">▪ 01A Proposed Site and OS Location Plan;▪ 03B Proposed Ground Floor Plan, Elevations, Section, External Views <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 the application approved form received on 27-Feb-2024. 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
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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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