

# Development Management Delegated Decision Report

B/24/0106



SUMMARY OF APPLICATION			
Application Reference	B/24/0106		
Application Type	Full Planning Permission		
Proposal	Proposed two storey extension replacing existing single storey elements to rear of dwelling		
Location	Lime Tree Farm, Wyberton Roads, Wyberton, Boston, PE20 1BE		
Applicant	Richard & Janet Bryan		
Agent			
Received Date:	14-Mar-2024	Consultation / Publicity Expiry Date:	11-Apr-2024
Valid Date:	14-Mar-2024	Statutory Expiry Date:	09-May-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:	7 <sup>th</sup> May 2024		

## OFFICER REPORT

### SITE AND SURROUNDINGS:

The application site consists of a detached two-storey dwelling with associated outbuildings located in the countryside. The site includes a driveway with off road parking and extensive domestic gardens surrounded by trees and hedgerow, screening views of the site from the public highway. The total site area is 0.92 Ha (2 acres).

### DETAILS OF PROPOSAL:

The proposal consists of the demolition of an existing single storey elements of the dwelling and erect a two-storey rear extension which will measure 6.1m by 6.5m, with a pitched roof height of 5.1m to eaves and 6.9m to ridge. The proposed materials will match the materials used on 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 11: Making effective use of land; and
- Section 12: Achieving well-designed and beautiful places.

### **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.

Wyberton Parish Council have no objections to make.

## **THIRD PARTY REPRESENTATIONS RECEIVED:**

No third party representations 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.

Other than one neighbouring dwelling the site occupies an isolated position in the countryside, surrounded by extensive trees and hedgerows resulting in the dwelling not

being clearly visible from the public highway. Although the proposals involve increases in both the dwelling's footprint and height, it is considered that the extensions will be subordinate in appearance to the original dwelling, and will leave the majority of the curtilage undeveloped.

The proposal is concentrated to the rear of the dwelling and will replace existing single storey extensions. The proposed two-storey extension will be rendered and painted to match the main dwelling and includes a pitched roof, with matching tiles and guttering. It is also proposed to use windows to match those in the existing dwelling and carry on the base plinth and tiles around the side and rear of the extension. In all it is considered that the proposed development will not appear out of place in this rural setting and will not have any adverse impacts upon the existing dwelling or the character 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 site is located in a rural location with very few neighbouring dwellings. The closest dwelling being The Sycamores which is on the western boundary of the application site, approximately 57m from the proposed extension with several large agricultural buildings in between. With this in mind, it is considered that the proposed development will not have any adverse impacts upon the occupiers of The Sycamores in terms of overlooking, loss of outlook, loss of privacy or 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 flood risk assessment which confirms:

- All sleeping accommodation is on the upper floor which provides a safe haven in the event of a severe flood. In addition, it is proposed to include flood damage mitigation measures as follows:
- All new electrical installations to be a minimum height of 1.0m above floor level.
- Internal plasterboard at ground level to be laid horizontally and not vertically.
- Below ground block work to be cavity filled with lean mix concrete to DPC level.
- Waterproof screed to be implemented on new ground floor.

- Closed cell foam insulation to be used in external wall cavities and floor base.
- All new foul drainage to be fitted with non-return valves – including GF WC.
- Occupiers to register property with the government 'Floodline' alert scheme.

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>- LT24_P01 Site and Location Plans</li> <li>- LT24_P03 Proposed Site Plan</li> <li>- LT24_P05 Proposed Site Plan</li> <li>- LT24_P07 Proposed Floor Plans</li> <li>- LT24_P09 Proposed Elevations</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 development hereby approved shall be undertaken in complete accordance with the Flood Risk and Drainage Assessment [Prepared by: Richard J Bryan BA (hons) Dip Architecture, Dated: February 16th 2024], unless otherwise agreed in writing by the Local Planning Authority, including the following mitigation measures:</p> <ul style="list-style-type: none"> <li>- No ground floor sleeping accommodation</li> <li>- All new electrical installations to be a minimum height of 1.0m above floor level.</li> <li>- Internal plasterboard at ground level to be laid horizontally and not vertically.</li> <li>- Below ground block work to be cavity filled with lean mix concrete to DPC level.</li> <li>- Waterproof screed to be implemented on new ground floor.</li> <li>- Closed cell foam insulation to be used in external wall cavities and floor base.</li> </ul>		

	<ul style="list-style-type: none"> <li>- All new foul drainage to be fitted with non-return valves – including GF WC.</li> <li>- Occupiers to register property with the government 'Floodline' alert scheme.</li> </ul> <p>The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.</p> <p><b>Reason:</b> In the interest of reducing flood risk in accordance with Policy 4 of the South East Lincolnshire Local Plan (2019).</p>
4	<p>The development hereby approved shall be carried out in accordance with the materials specified within the application form and following drawings:</p> <ul style="list-style-type: none"> <li>- LT24_P09 Proposed Elevations</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>

**INFORMATIVES / NOTES  
TO BE INCLUDED ON/WITH DECISION NOTICE**

**STATEMENT OF PROACTIVE WORKING:**

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.