

Development Management Delegated Decision Report

B/21/0265



SUMMARY OF APPLICATION

Application Reference	B/21/0265		
Application Type	Full Planning Permission		
Proposal	Proposed rear extension to bungalow		
Location	Wavecrest, Forty Foot Lane, Old Leake, Boston, PE22 9RT		
Applicant	Mr K Brown		
Agent	Mr R Cartwright		
Received Date:	07-Jun-2021	Consultation Expiry Date:	03-Jul-2021
Valid Date:	09-Jun-2021	Statutory Expiry Date:	04-Aug-2021
Date of Site Visit:	01-Jul-2021	Extension of Time Date:	N/R
Objections received?	None		
5 day notification record:	N/A		
Councillors notified	Date	Response received – date	Ok to continue
Recommendation	GRANT Planning Permission		
Report by:	Emma Dennis		
Date:	01/07/2021		

OFFICER REPORT

SITE AND SURROUNDINGS:

The application site consists of a single storey bungalow located on the corner of Hobhole Bank and Forty Foot Lane.

The site has dense hedging to the boundaries adjacent to the highway and several outbuildings. The property has recently had a name change from Wavecrest to Happy Fields Farm.

DETAILS OF PROPOSAL:

It is proposed to erect a single storey rear extension attached to the southern elevation of the existing dwelling. It will consist of a sitting room and will measure 5m by 5m.

This extension will be constructed of red facing brick with a natural grey slate roof structure both of which will closely match the existing property.

RELEVANT HISTORY:

There is no relevant history on this site.



RELEVANT DEVELOPMENT PLAN POLICIES AND DOCUMENTS:

South East Lincolnshire Local Plan (2011-2036)

The following policies contained within the South East Lincolnshire Local Plan (2011-2036) (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 (2019)

At the heart of the 2019 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 change, flooding and coastal change.

National Planning Practice Guidance (PPG)

CONSULTATION RESPONSES:

Lincolnshire County Council (Local Highway and Lead Local Flood Authority) has concluded that as the access and parking arrangements remain unchanged it is considered that the proposals would not result in an unacceptable impact on highway safety, therefore the proposed development is acceptable and accordingly, does not wish to object to this planning application.

Witham Fourth Internal Drainage Board have made the following comments:

1. Board's Byelaw consent is required to directly discharge surface water to a watercourse (open or piped). A surface water development contribution (SWDC) will be charged on all rates of discharges. Please contact the Board for more information.
2. Board's consent is required to discharge treated water to a watercourse (open or piped).
3. Board's Section 23 consent is required to culvert, pipe, or bridge the watercourse.
4. If there is any change to the surface water or treated water disposal as stated in the application, please contact the Board to discuss the new arrangements.
5. SUDS/drainage response sent to LCC.

A copy of the letter will be attached to the email for the attention of the applicant.

THIRD PARTY REPRESENTATIONS RECEIVED:

No third party representations have been received.

EVALUATION:

- Design of the proposal and character of the area;
- Impact on residential amenity; and,
- Flood Risk.

Design of the proposal and character 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.

The proposed extension is considered to be an appropriate size, scale and massing against the existing dwelling and is to be built in materials that will match. The dwelling is not clearly visible from public vantage points. It is considered that it will not harm the character or appearance of the local area.

To conclude it is considered that this proposal is in accordance with SELLP policies 2 and 3.

Impact on 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.

Paragraph 127 of the NPPF (2019) seeks, amongst other things, to create places that are safe, inclusive and accessible and which promote health and well-being. Furthermore, the NPPF advocates a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The application site is in a predominantly rural area, the closest neighbouring property is Herblin which is a single-storey dwelling located 14m away on the northern side of Forty Foot Lane. It is considered that this modest sized extension, will not have any impact upon this neighbouring property due to its location on the southern elevation, the dense mature boundary hedging and the separation distance. Therefore it is considered that there will be no harmful impact of overlooking, loss of privacy or loss of outlook.

In respect of the impact on the occupiers of the nearby dwelling, the proposal is considered to accord 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 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 proposals meet 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 SELLP and Sections 4, 12 and 14 of the NPPF.

RECOMMENDATION:

GRANT Full Planning Permission subject to the following condition(s) and reason:-

CONDITIONS / REASONS	
Pre-commencement conditions?	Agreed with applicant/agent - Date:
1	<p>The development hereby permitted shall be begun before the expiration of four 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 be carried out in strict accordance with the application received 11 June 2021 and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none">• 8527-6-21 Site Plan, Existing and Proposed Elevations and Floor Plans <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 2011-2036.</p>

INFORMATIVES / NOTES TO BE INCLUDED ON/WITH DECISION NOTICE WFIDB – 18/06/2021
<u>STATEMENT OF PROACTIVE WORKING:</u> In determining this application, the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2019 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.