

Application Number:	2018/1311/HOU
Site Address:	117 Boutham Park Road, Lincoln, Lincolnshire
Target Date:	8th January 2019
Agent Name:	Concept Extension Designs
Applicant Name:	Mr Greateorex
Proposal:	Erection of two single storey outbuildings. (Revised Proposal)

Background - Site Location and Description

The application site is the garden of a recently constructed two storey detached dwelling at 117 Boutham Park Road. The application seeks permission for the erection of two detached outbuildings to the rear gardens.

The application has been submitted following a complaint surrounding the installation of a concrete base and start of the erection of an outbuilding. Works have since stopped and an application submitted for consideration.

The proposals have been subject to significant amendments following officer and neighbour concerns on the overall size and positioning of the original proposal.

Site History

2017/0763/FUL - Demolition of existing bungalow and erection of a two storey dwelling.

Case Officer Site Visit

Undertaken on 28th December 2018

Policies Referred to

- Central Lincolnshire Local Plan Policy LP26 - Design and Amenity
- National Planning Policy Framework

Issues

To assess the proposal with regard to:

1. Accordance with National and Local Planning Policy
2. Principle of the Development
3. Impact on residential amenity
4. Impact on visual amenity
5. Highway safety, access, parking & surface water drainage

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Highways & Planning	No Objections Received

Public Consultation Responses

Name	Address
Mrs Pauline Turner	8 Earls Drive Lincoln Lincolnshire LN6 7TY
Mrs Dianne Emery	10 Earls Drive Lincoln Lincolnshire LN6 7TY
Mrs Lesley Mawson	119 Boultham Park Road Lincoln Lincolnshire LN6 7SE
Mr Barry Holland	12 Earls Drive Lincoln Lincolnshire LN6 7TY

Consideration

1. Accordance with National and Local Planning Policy

Paragraph 11 of the revised NPPF outlines that decisions should apply a presumption in favour of sustainable development.

For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 127 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with 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.

Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The application is for the extension to a residential dwelling and therefore Policy LP26 - Design and Amenity of the Central Lincolnshire Local Plan is entirely relevant.

The following design principles within Policy LP26 would be pertinent with the development.

- a. Make effective and efficient use of land;
- b. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- c. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- d. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- e. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- f. Protect any important local views into, out of or through the site;
- g. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- h. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;

Policy LP26 further states that the amenities which all existing and future occupants of neighbouring land and buildings may reasonably expect to enjoy must not be unduly harmed by or as a result of development. Proposals should demonstrate, where applicable and to a degree proportionate to the proposal, how the following matters have been considered, in

relation to both the construction and life of the development:

- i. Compatibility with neighbouring land uses;
- j. Overlooking;
- k. Overshadowing;
- l. Loss of light;

2. Principle of the Development

The application submitted is for the erection of two detached outbuildings in association with the host residential property (Use Class C3). There is no objection in principle to the erection of outbuildings in a location such as this

The other issues considered pertinent to this application are discussed below:

3. Impact on Residential Amenity

The proposed outbuildings would be located to the rear of the gardens, positioned along the northeast and southern boundaries. The smaller of the units would measure 7m in length x 4m in width with a monopitched roof measuring 2.4m at the eaves, rising to 2.65m at the highest point. The larger of the two units would measure 11.5m in length x 4m in width with an identical roof height.

The proposals have been subject to significant alterations from the original proposal resulting in two separated units, both smaller in overall size and height. It is noted that the total height of the proposed outbuildings is only marginally higher than what would normally be permitted without the need for planning permission and equally it is only this slightly additional height that generates the need for planning permission.

The smaller outbuilding would bound no's 8 and 10 Earls Drive, positioned approximately 250-300mm from the boundary line. Objection letters have been received from the occupants of both properties highlighting concerns on the overall size and height of the outbuildings and the subsequent impact on light to the rear gardens. Other concern has also been raised on the impact on surface water drainage, which will be discussed later on in the report.

The impact on 8 Earls Drive is limited to a 3m projection along the rear boundary with approximately 5m remaining along the open boundary with no. 115 Boutham Park Road. The owners' existing pitched roof garage is positioned within an element of this open boundary to the north of the garden.

When considering the combination of these elements it is not considered that overall height of the outbuilding would have an unduly overbearing impact on the gardens of No. 8. Furthermore, the positioning of the garage to the west of the gardens would only result in a negligible loss of sunlight towards the later afternoon as the sun tracks across the south. It is not therefore considered that potential loss of light would result in a significantly harmful impact.

With a similar relationship with no. 10 Earls Drive, the majority of the impact of the proposed outbuilding would be mitigated by that property's existing pitched roof garage. With a further separation of approximately 5m to the larger outbuilding it would not be considered to have any unduly harmful impact on the occupants of no. 10.

A further objection has also been received from the owner/occupier of no. 12 Earls Drive on the basis of potential overlooking, overshadowing and noise and disturbance. With only a small element of connected boundary and given the approximately 4-5m separation distance to the proposed outbuildings it is considered that the proposals would appear neither overbearing or overshadow. Moreover, as they would be single storey in height there would be no opportunity to overlook.

It is therefore considered that the impact of the outbuildings on the gardens of properties to the rear boundary would not be at a level that would cause any significant harm to the amenities of the neighbours.

The final objection to consider is that of the occupants of the neighbouring bungalow at 119 Boutham Park Road. The owner/occupier has raised concerns about the size and location of the outbuildings, impact on drainage and its use.

The larger outbuilding is to be positioned adjacent to the southern boundary with no. 119 Boutham Park Road with 11.5m of the approximately 27m garden being adjoined by the outbuilding. Whilst the length of the outbuilding is substantial, when measured against the overall size and length of the garden it would not be considered to be unduly overbearing on the neighbouring gardens. Furthermore, as the outbuilding is positioned to the north of the property it would not have any impact on sunlight to the garden.

In conclusion it is not considered that the outbuildings would have an unduly harmful impact on the residential amenity of the neighbouring properties.

4. Impact on Visual Amenity

The outbuildings are proposed to be constructed from blockwork with a combination of a white rendered finish and cedar cladding to the facing elevations to the neighbouring properties towards Earls Drive and 119 Boutham Park Road. All windows and doors would be white upvc. Whilst concerns have been raised on the finished appearance it is not considered that the materials would create any undue harm to visual amenity and would look out of place for such an outbuilding to the rear gardens of a residential property.

5. Highway Safety, Access, Parking & Surface Water Drainage

As the proposals would be positioned within the rear gardens the outbuildings would not impact the existing parking or access arrangements to the property. Furthermore, as the lead Local Flood Authority there have been no objections from Highways & Planning in terms of impact on the Flood Zone or surface water drainage.

The application confirms that any surface water shall drain to soakaways within the garden which would be the subject of control under the Building regulations.

Conclusion

The outbuildings would not have a detrimental impact on the residential and visual amenity of neighbouring properties in accordance with policy LP26 of the Central Lincolnshire Local Plan and the National Planning Policy Framework.

Recommendation

That the application is Granted Conditionally.

Standard Conditions

- 01) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 02) With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the drawings listed within Table A below.

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans.

Conditions to be discharged before commencement of works

None.

Conditions to be discharged before use is implemented

None.

Conditions to be adhered to at all times

None.

Table A

The above recommendation has been made in accordance with the submitted drawings identified below:

Drawing No.	Version	Drawing Type	Date Received
117 BPark Road	Rev D	Plans - Proposed	11 th January 2019