



## Officer's Report

### Planning Application No: 134492

**PROPOSAL:** Planning application for conservatory to rear    **LOCATION:** 10 Lime Grove Cherry Willingham Lincoln LN3 4BD **WARD:** Cherry Willingham  
**WARD MEMBER(S):** Cllr C Darcel, Cllr A Welburn, Cllr A Bridgwood  
**APPLICANT NAME:** Mrs A Welburn  
**TARGET DECISION DATE:** 01/08/2016  
**DEVELOPMENT TYPE:** Householder Development  
**CASE OFFICER:** Charles Winnett

**RECOMMENDED DECISION:** Grant permission subject to conditions

#### Description:

**This application is presented to the planning committee as the applicant is a District Councillor for the Cherry Willingham Ward, and also a Parish Councillor.**

The application site is a two storey detached dwelling with an attached single garage on the eastern elevation, the dwelling is set back from the highway and is located within the settlement of Cherry Willingham. The dwelling has a small front garden to the north and a larger but still moderately sized rear garden to the south. An existing two storey extension is located on the dwelling's southern elevation. The application sites southern, western and eastern boundaries are a mixture of high wooden fencing and hedging whilst the northern boundary is a low brick wall. The application sites neighbouring land uses are residential, on all sides.

The application seeks permission for a conservatory to the rear.

#### Relevant history:

None.

#### Representations:

Chairman/Ward member(s):	No representations received to date
Parish/Town Council/Meeting:	No representations received to date
Local residents:	No representations received to date
Archaeology:	No objections/comments
Environmental Protection:	<p>Observations on the following:</p> <p><b>Surface water</b></p> <p>I note history of a one-off incident of external flooding impacting the road or immediate access to the property, accordingly I have no undue concerns but would ask for assurance that surface water will be directed to sustainable drainage, e.g. a soakaway adequately sized to manage a 1:100 year storm event plus 30% climate change.</p>

	<p><b>Radon</b> Indication is of raised potential for Radon Gas and as such I would recommend this is checked to see if there ought to be requirement for radon measures to be incorporated in any build.</p>
<b>IDOX:</b>	<b>Checked 11/07/2016</b>

<b>Relevant Planning Policies:</b>	
National guidance	<p>National Planning Policy Framework (2012) <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a></p> <p>National Planning Practice Guidance <a href="http://planningguidance.communities.gov.uk/">http://planningguidance.communities.gov.uk/</a></p>
Local Guidance	<p>West Lindsey Local Plan First Review 2006 (Saved Policies)</p>
	<p>STRAT 1 Development requiring Planning Permission <a href="http://www.west-lindsey.gov.uk/localplan/written/cpt3a.htm">http://www.west-lindsey.gov.uk/localplan/written/cpt3a.htm</a></p>
	<p>RES 11 Extensions to Dwellings Located within Settlements <a href="http://www.west-lindsey.gov.uk/localplan/written/cpt6.htm">http://www.west-lindsey.gov.uk/localplan/written/cpt6.htm</a></p>

<b>POLICY RES 11 – Extensions to dwellings located within settlements</b>
<b>i. Does the proposal introduce a terracing effect in the street-scene?</b>
As the proposal is to the rear of the dwelling, it will not create a terracing effect in the street scene.
<b>ii. Is the proposal well designed in relation to the size, shape and materials of the building to be extended, and is subordinate to the existing property?</b>
Conservatoires and rear extensions are a common feature in the surrounding area and as the conservatory will only be single storey in height, and located to the rear of the property, it will not appear as a dominant feature on the dwelling nor will it result in a harmful impact on the street scene. Further to this the design of the proposal and the materials to be used are typical of a residential conservatory and are considered appropriate for this site.
<b>iii. Does the proposal adversely affect the amenity of the residents of neighbouring properties by virtue of over-dominance or appearance?</b>
The application sites surrounding high fencing and hedging will help to soften the visual impact of the conservatory and will reduce any potential overlooking of neighbouring dwellings gardens, this applies particularly to no.08 Lime Grove which is the nearest residential dwelling to the conservatory. As the conservatory is only single storey it will not harmfully impact the residential amenity of neighbouring dwellings by over-dominance, nor will it result in the loss of sunlight to surrounding properties or their gardens. It should be noted that the conservatory would be set some 1.5 metres back from the fence of no.8, further reducing its impact.
<b>iv. Does the proposal prejudice the retention of any significant trees or other important features?</b>
There are no protected trees or important natural features that the proposal will affect.
<b>v. Does the proposal enable adequate off-street parking space to remain for at least one</b>

vehicle to park?
The proposal is to the rear of the dwelling and therefore will not affect the driveway space to the front of the property, allowing a sufficient level of parking to remain.
vi. Does the proposal enable an adequate amount of private garden space to remain?
A suitable amount of garden space will still remain on the application site.
vii. Does the proposal have a significant impact on the supply, availability and subsequent affordability of smaller properties as part of the overall mix of properties within the locality?
This part of the policy is not compliant with the NPPF and has not formed part of the assessment.

<b>Other considerations:</b>
<b>Surface Water Drainage</b> – Its considered that existing drainage systems within the application site can be utilised to provide the needed drainage for the conservatory. It is also considered that to request the applicant to provide sustainable drainage systems for a development of this size would be unreasonable and unnecessary.
<b>Radon Gas</b> – An advisory note will be added to any permission given to this application, advising the applicant to conduct an online radon search at this address.

<b>Conclusion and reasons for decision:</b>
The decision has been considered against the policies STRAT1 Development Requiring Planning Permission and RES11 Extensions to Dwellings located Within Settlements of the adopted West Lindsey Local Plan Review 2006 in the first instance and guidance contained within the National Planning Policy framework 2012 and the National Planning Practice Guidance 2014. In light of this assessment it is considered that the proposal will not harm the character and appearance of the street-scene or the dwelling, nor the living conditions of neighbouring occupiers.

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

None.

**Conditions which apply or are to be observed during the course of the development:**

2. 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 following drawings: 1 and 2 dated 25/05/2016. 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 and to accord with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

None.

**Notes to the Applicant**

**Radon** - The applicant is advised to conduct an online radon search at this address prior to any development taking place. The following link may be of use:

[http://www.ukradon.org/services/address\\_search](http://www.ukradon.org/services/address_search)

**Surface water drainage** – the applicant is advised to provide an appropriate drainage system for the conservatory, through the use of a soakaways/water butts.

**Reasons for granting permission**

The decision has been considered against the policies STRAT1 Development Requiring Planning Permission and RES11 Extensions to Dwellings located Within Settlements of the adopted West Lindsey Local Plan Review 2006 in the first instance and guidance contained within the National Planning Policy framework 2012 and the National Planning Practice Guidance 2014. In light of this assessment it is considered that the proposal will not harm the character and appearance of the street-scene or the dwelling, nor the living conditions of neighbouring occupiers.