

# Officers Report

## Planning Application No: 137353

**PROPOSAL:** Planning application for rear and front extensions to dwelling

**LOCATION:** 9 Anglian Way Market Rasen LN8 3RP

**WARD:** Market Rasen

**WARD COUNCILLORS:** Councillor H Marfleet, Councillor J McNeill and Councillor T Smith

**APPLICANT NAME:** Mr Jeff Stephenson

**TARGET DECISION DATE:** 05/04/2018

**DEVELOPMENT TYPE:** Householder Development

**CASE OFFICER:** Abbie Marwood

**RECOMMENDED DECISION:** Grant subject to Conditions

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### **Description:**

The site is a semi-detached dwelling on Anglian Way. There are similar neighbouring dwellings to the north and south. The property has a front garden with off-street parking and a rear garden to the west which backs onto St Marys Church. The site is within Flood Zone 2 and 3.

The proposal is for a front extension and rear extension.

The proposal is being brought to committee as the applicant is a relative of an officer of the Council.

### **Relevant history:**

W61/71/76 – Erect 39 dwellings: granted

W61/812/93 – First floor extension: granted

### **Representations:**

Chairman/Ward member(s): No representations received

Parish/Town Council/Meeting: No representations received

Local residents: No representations received

LCC Highways & Lead Local Flood Authority: No objections

Archaeology: No objections

IDOX checked: 13 March 2018

### **Relevant Planning Policies:**

#### National guidance

National Planning Policy Framework  
National Planning Practice Guidance

#### Local Development Plan

Central Lincolnshire Local Plan. Relevant policies listed below:

LP1: Presumption in Favour of Sustainable Development

LP17: Landscape, Townscape and Views

LP26: Design and Amenity

#### Neighbourhood Plan

There is currently no neighbourhood plan for Market Rasen

### **Main issues**

- Principle of Development
- Design and Amenity

### **Assessment:**

#### *Principle of Development*

Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Central Lincolnshire Local Plan contains relevant policies that are designed to deliver development that is sustainable, well designed and respects neighbouring amenities.

#### *Design and Amenity*

Policy LP26: Design and Amenity set out that all development must achieve high quality sustainable design that contributes positively to local character, landscape and townscape. The proposal for front and rear extensions are single storey and small scale in nature and have been designed to be in keeping with the existing dwelling and surrounding properties.

The rear extension is proposed to retain the existing roof profile of the existing utility room and utilises tiles and bricks to match. The extension to the front comprises a single storey infill extension to bring the dining room window flush with the porch at the front of the house. This also proposes facing bricks to match the existing property.

Policy LP26 also sets out the considerations development proposal should have in relation to the amenities which neighbouring occupants may

reasonably expect to enjoy. The proposed extensions are single storey and total approx. 16 sq. metres of floor space. It is considered that the proposals would not adversely impact upon neighbouring amenities through overlooking, loss of privacy or overshadowing.

#### *Other matters – Flood Risk*

The site is within Flood Zone 2 and 3. A Flood Risk Assessment has been submitted as part of the planning application and sets out that floor levels will remain the same as existing and that electrical points will be 0.5m above ground level and served from above. The proposed new floor space created would be approx. 16sqm. There have been no concerns raised by the Lead Local Flood Authority. In light of the above it is considered that the development would not increase the risk of flooding.

#### **Conclusion**

The decision has been considered against Policy LP1: Presumption in Favour of Sustainable Development and Policy LP26: Design and Amenity of the adopted Central Lincolnshire Local Plan, and guidance contained within the National Planning Policy Framework.

In light of this assessment it is considered that the proposal would not harm the character and appearance of the street-scene or the dwelling and would not have a significant impact on the living conditions of neighbouring occupiers. The extension would not have a detrimental impact on highway safety or flooding.

#### **Human Rights Implications:**

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

#### **Legal Implications:**

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

#### **Representors to be notified -**

*(highlight requirements):*

**Standard Letter**       **Special Letter**       **Draft enclosed**

**Prepared by:** Abbie Marwood

**Date :** 13 March 2018

**Decision Level** (tick as appropriate)

Delegated

Delegated via Members

Committee X

**Reasons for Recommendation and Conditions**

**Reasons for Approval**

The decision has been considered against Policy LP1: Presumption in Favour of Sustainable Development and Policy LP26: Design and Amenity of the adopted Central Lincolnshire Local Plan, and guidance contained within the National Planning Policy Framework.

In light of this assessment it is considered that the proposal would not harm the character and appearance of the street-scene or the dwelling and would not have a significant impact on the living conditions of neighbouring occupiers. The extension would not have a detrimental impact on highway safety or flooding.

**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: 1538S/17/12A Proposed Plan and Elevations. 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 Policy LP26 of the Central Lincolnshire Local Plan.

3. All external materials used in the development shall match those of the existing building in colour, size, coursing and texture.

**Reason:** To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

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

None.