



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

## Planning Committee

2 March 2023



### S22/2287

**Proposal:** Erection of a single-storey flat roof extension to rear elevation following demolition of existing conservatory

**Location:** 51 Stanley Street  
Bourne  
Lincolnshire  
PE10 9BJ

**Applicant:** Mr & Mrs G Pitman

**Agent:** OFAH Developments Projects UK Ltd

**Application Type:** Householder

**Reason for Referral to Committee:** Ward Member lives adjacent to the site

**Key Issues:** Impact on residential amenities  
Impact on the character of the area

**Technical Documents:** NA

#### Report Author

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**Corporate Priority:**

**Growth**

**Decision type:**

**Regulatory**

**Wards:**

**Bourne West**

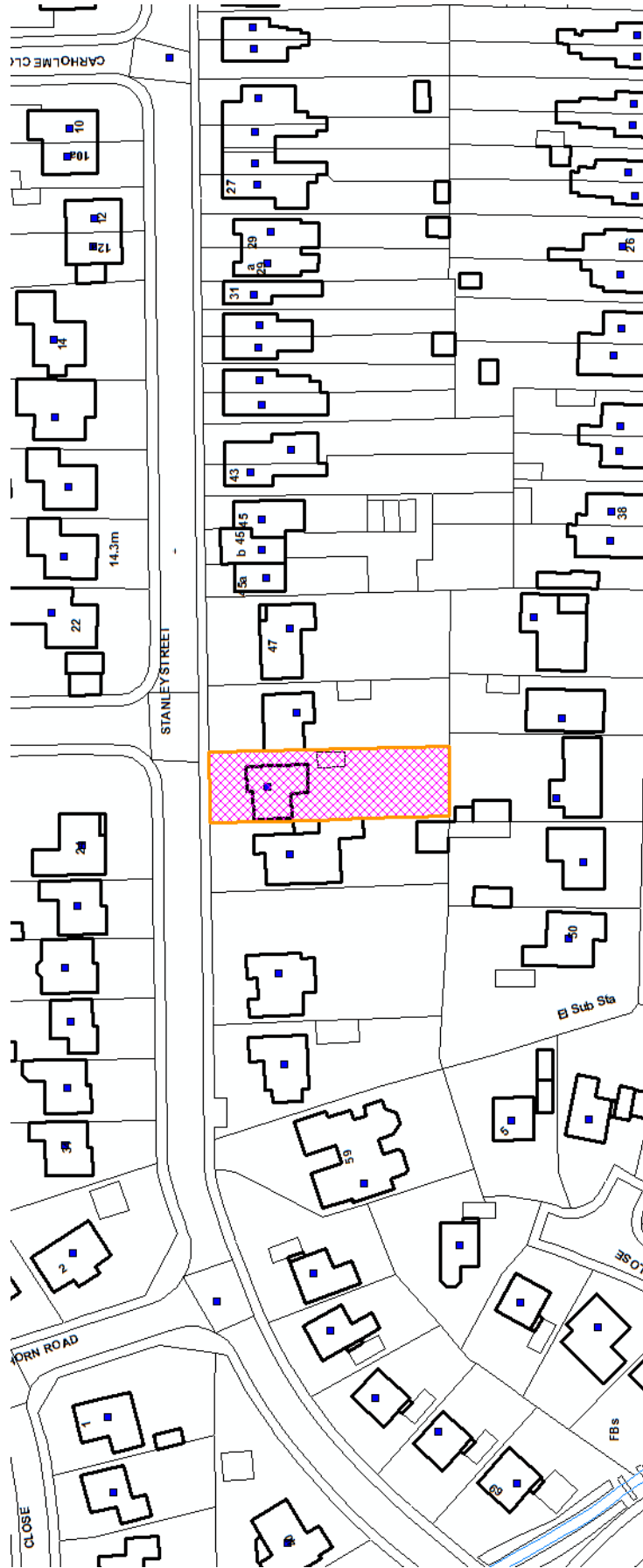
**Reviewed by:**

Ellie Sillah Principal Planning Officer

20 February 2023

**Recommendation (s) to the decision maker (s)**

**To authorise the Assistant Director of Planning to GRANT planning permission, subject to conditions**



Key



Application  
Boundary



## **1 Description of Site**

- 1.1 The site is situated on a road surrounded by mixed house types. The property is set back from the highway and is a detached bungalow with a front gable and flat-roofed porch. Presently the dwelling is undergoing renovation. The rear elevation has a flat roof conservatory. To the rear are a patio area and a detached single garage. The garden is very large and has a timber outbuilding, the boundary treatment is a mix of mature hedging and of 2m timber fencing.

## **2 Description of Proposal**

- 2.1 The proposal is to demolish the existing rear conservatory and the erection of a flat roof rear extension and to replace the garage on the same footprint. The new extension would include sliding doors to the rear and a pedestrian door on the side elevation. The rear bungalow roofline would have five solar panels inserted. The approximate dimensions are depth 3.8m, height to eaves 2.1m and overall height 2.8m. The materials would match the existing dwelling with a dark grey GRP roof.

## **3 Representations as a Result of Publicity**

- 3.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 letter of representation have been received. The points raised can be summarised as follows:
1. Relocation of existing garage
  2. If asbestos would be found in the existing garage or new garage
  3. Expected use of garage

## **4 Policies**

- 4.1 **South Kesteven Local Plan**  
DE1 – Promoting Good Quality Design  
SD1 – Principles of Sustainable Development
- 4.2 **National Planning Policy Framework**  
Section 12 – Achieving Well Designed Places  
Section 9 – Promoting Sustainable Transport

## **5 Evaluation**

- 5.1 The proposal relates to the erection of a single storey flat roof extension to rear elevation following demolition of existing conservatory. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or

appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

## 5.2 **Impact on the character and appearance of the area**

5.2.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high-quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.

5.2.2 The application proposes the demolition of the existing conservatory and the erection of a rear flat-roofed extension. The proposed extension would be subordinate to the host dwelling and would fit in with the character of the existing dwelling. The proposed extension would not be seen from the streetscene. The plans show solar panels on the rear roof slope this would not be seen from the streetscene therefore there would be no unacceptable impact, the panels would be permitted development. The proposed plans detail a replacement garage, this would be permitted development to be erected on the same footprint (subject to the limitations within The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) .

5.2.3 In consideration, the proposed extension would have no impact on the streetscene.

5.2.4 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, streetscene and surrounding context in accordance with Policies DE1 and SD1 of the Local Plan and Section 12 of the NPPF.

## 5.3 **Impact on the neighbours' residential amenities**

5.3.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed.

5.3.2 Paragraph 130 of the NPPF states that developments should 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.

5.3.3 The proposal is for the demolition of the original conservatory and the erection of a subordinate flat roof rear extension. The proposed extension has sliding doors on the rear elevation and a pedestrian door on the west elevation. There would be no windows to the side elevations which would result in no privacy or overlooking issues. The extension

meets the policy 6E requirements of the 25/45 degree rules for the light set out in the Rutland & South Kesteven Design Guide.

- 5.3.4 The application did attract one comment relating to the new garage, however the garage falls under permitted development. The agent has confirmed the location of the garage, that asbestos would not be used in the construction of the new garage, and proper guidance would be followed for the demolition of asbestos. The use of the new garage has been confirmed it would be as a shed. In consideration, there would be no unacceptable impact on the adjacent neighbouring properties.
- 5.3.5 Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Policies DE1 and SD1 of the Local Plan, Policy 6E of the Rutland & South Kesteven Design Guide, and Section 12 of the NPPF.
- 5.4 **Highway issues**
- 5.4.1 Paragraph 111 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 5.4.2 There would be no impact to the existing access or parking arrangements as a result of the proposal, therefore no impact on highway safety in accordance with the NPPF Section 9.

## **6 Crime and Disorder**

- 6.1 It is considered that the proposal would not result in any significant crime and disorder implications.

## **7 Human Rights Implications**

- 7.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

## **8 Conclusion**

- 8.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12), Policy DE1, SD1 of the South Kesteven Local Plan and Policy 6E of the Rutland & South Kesteven Design Guide. The recommendation is to approve the application subject to conditions. There are no material considerations that indicate otherwise although conditions have been attached.

## **9 RECOMMENDATION**

To authorise the Assistant Director of Planning to GRANT planning permission, subject to conditions

## **Conditions**

### **Time limit for commencement**

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

### **Approved Plans**

The development hereby permitted shall be carried out in accordance with the following list of approved plans:

1. Site Location Plan - received 21 November 2022
2. 2022-PR32-OFA-DR-PP-01 REV A Existing and Proposed Plans and Elevations - received 20 January 2023

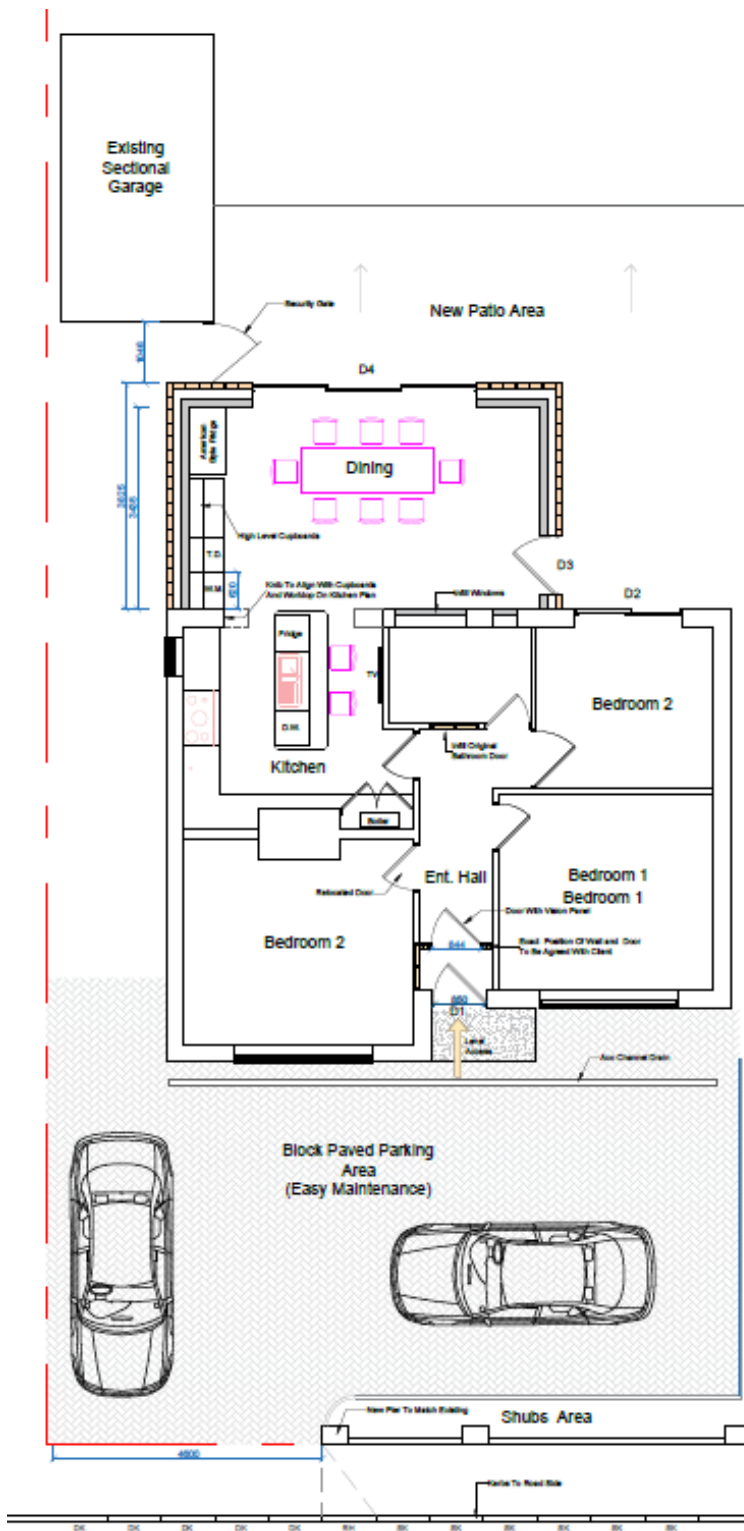
Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

### **During building works**

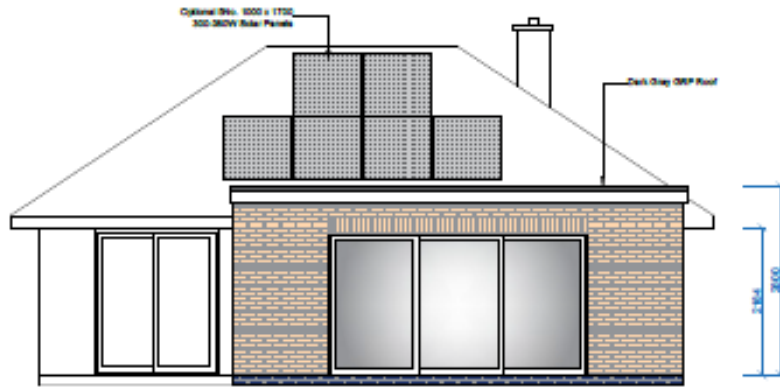
Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

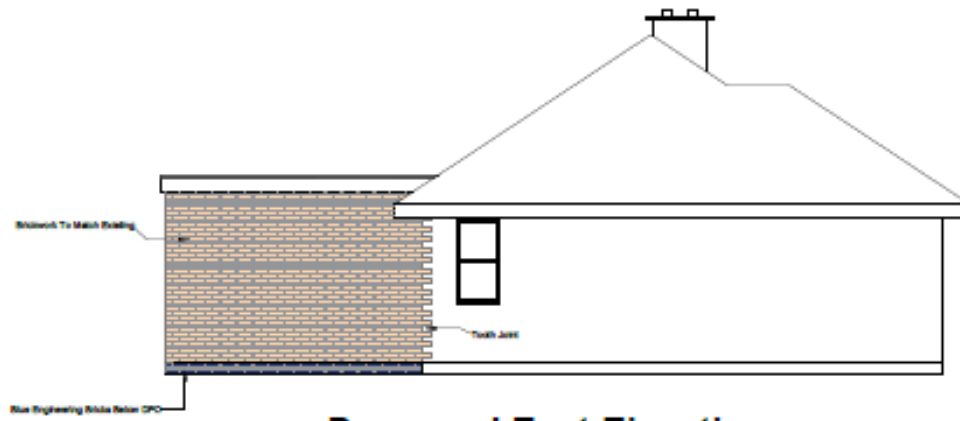


**Proposed Site Plan**

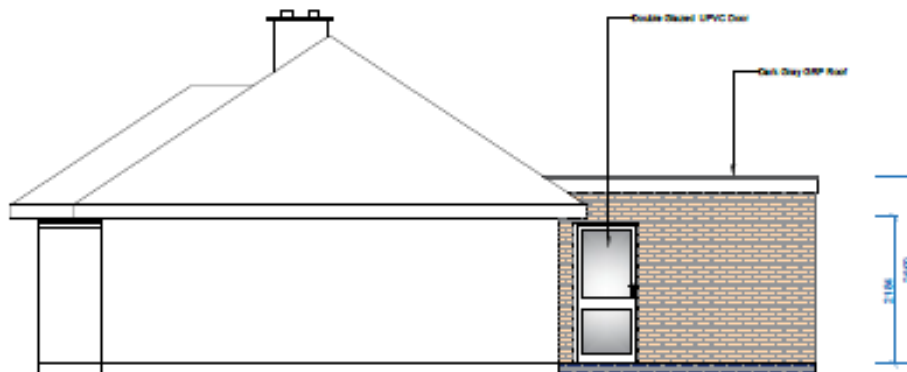




**Proposed Rear Elevation**  
(South Facing)



**Proposed East Elevation**



**Proposed West Elevation**