

BOSTON BOROUGH COUNCIL

Planning Committee – 29 May 2018

Reference No: B/18/0115

Expiry Date: 01-Jun-2018

Application Type: Approval of Reserved Matters
Proposal: Approval of reserved matters (scale, layout, landscaping and appearance) following outline approval B/16/0389 (Outline application for the erection of one detached dwelling and one detached garage including access with matters relating to appearance, landscaping, layout and scale reserved for later approval)

Site: Land Adjacent to Glenhirst, Station Road, Swineshead, Boston, Lincolnshire, PE20 3NX

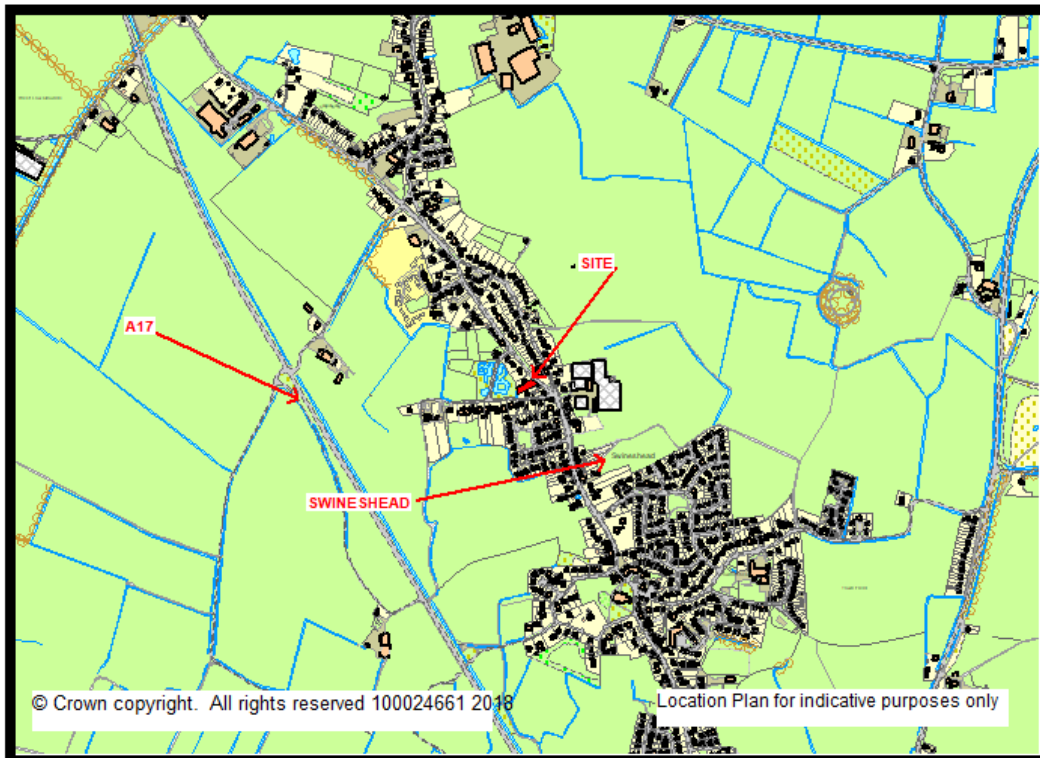
Applicant: Miss Victoria Mason

Ward: Swineshead and Holland Fen
Parish: Swineshead Parish Council

Case Officer: Lisa Hughes

Third Party Reps: One

Recommendation: Grant



1.0 Reason for Report

- 1.1 This application is presented to Committee as the adjoining neighbour, who has commented on the proposal, is an officer in the Planning Service and this application should thus be determined by Committee.

2.0 Application Site and Proposal

- 2.1 The application site comprises the former garden and garden nursery of Glenhirst, Station Road. The application seeks Reserved Matters consent for the development of this area to the south of the existing dwelling, Glenhirst, following Outline consent being granted by Planning Committee in January 2017. To the west of the site is a pond and drain at the corner of Coles Lane and Station Road. To the south on Station Road, Loydella and along Coles Lane, Graels Cottage. Since Outline consent was granted, the site has been cleared of the former structures – disused greenhouse buildings and a brick and pantile building as well as the majority of soft landscaping .
- 2.2 The site, of some 0.095 hectares, measuring approximately 18m at its widest point, and 45m in depth, stands on the western side of Station Road, within the development limits of the village of Swineshead. It is within Flood Zone 2 Medium Possibility of flooding, as identified by the Environment Agency.
- 2.3 Permission is sought for all matters reserved at Outline stage – scale, appearance, landscaping and layout. A bungalow is proposed which would be set back from the highway and beyond the rear elevation of Loydella and Graels Cottage, just slightly behind the front elevation of Glenhirst. The bungalow would provide up to 3 bedrooms and is proposed to be finished in red facing bricks, red clay pantiles with cream fascias and soffits, oak columns and posts, uPVC windows and doors and stone cills and heads to the front elevation.
- 2.4 A parking area would be provided to the front as well as a car port attached to the dwelling, behind a gated access which is set back from the highway. A low brick wall, 300mm high with railings above, 600mm high (resulting in a total height of 900mm), with 1050mm columns would be provided to the front. The wall and railings would also be provided to the northern side boundary finishing level with the front elevation. This wall and railings would increase in height from 900mm to 1350mm. The boundary treatment would then comprise a 1.8 metre high close boarded fence for the remaining boundaries.

3.0 Relevant History

- 3.1 B/16/0389 - Outline application for the erection of one detached dwelling and one detached garage including access with matters relating to appearance, landscaping, layout and scale reserved for later approval - Granted

4.0 Relevant Policy

Boston Borough Adopted Local Plan

- 4.1 The development plan consists of the saved policies of the Boston Borough Local Plan (Adopted 1999). Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2 The land is within the Swineshead built up area and settlement boundary.
- 4.3 The saved Local Plan Policies of relevance to this application are as follows:
- Policy G1 – Amenity
 - Policy G2 – Wildlife and Landscape Resources
 - Policy G6 – Vehicular and Pedestrian Access
 - Policy G3 - Surface and Foul Water Disposal
 - Policy H2 – Windfall Housing Development
 - Policy H3 – Quality of Housing Developments

National Planning Policy Framework

- 4.4 Committee will be aware of the National Planning Policy Framework (NPPF) guidance in respect of housing applications being considered in the context of the presumption in favour of sustainable development.
- 4.5 Paragraph 56 states: “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

5.0 Representations

- 5.1 As a result of publicity one representation has been received from Loydella, Station Road.
- 5.2 Their comments can be summarised as:
- There is no objection to the proposed development;
 - The neighbouring properties are not shown. Understand the proposed bunglalow will be sited to the rear of their [Loydella’s] back garden. Other parties might not be able to interpret the plans. The visual and amenity impact will be minimal;
 - Plans would appear to show that proposals for drainage through surface treatment and landscaping will improve water drainage and reduce flood events.

6.0 Consultations

- 6.1 Parish Council has not responded.
- 6.2 Lincolnshire County Council Highways does not wish to restrict permission.
- 6.3 Lead Local Flood Authority does not wish to restrict permission.

7.0 Planning Issues and Discussions

- 7.1 The principle of residential development on this site and the access arrangements have been established by the outline approval identified above. This application makes no changes to either of these matters. Thus the main considerations are whether the layout, appearance, scale and landscaping of the dwelling as proposed by this application are acceptable given the objectives of Local Plan policies and the NPPF.

Layout

- 7.2 The dwelling would be sited approximately 24 metres from the back edge of the footpath. It would span almost the entire width of the plot with paths to either side of approximately 1.15 metres. Parking would be provided to the front as well as an area of soft landscaping. To the rear, space is provided for private amenity space, the depth of which varies, due to the splay of the site and northern rear projection, between approximately 7 to 17 metres.
- 7.3 Internally, the layout provides appropriate accommodation and space for future occupiers. Accommodation comprises a lounge, kitchen/breakfast room, utility, master bedroom with en-suite and dressing room and two further bedrooms, one of which is annotated as possibly being a study. Outside an open but covered porch would be sited adjacent to the car port which would project forwards of the dwelling.
- 7.4 The layout is therefore considered to be acceptable, meeting national and local plan policy objectives.

Scale

- 7.5 The proposal is for a bungalow with all accommodation provided on the ground floor. Its maximum height to the ridge would be 5.15 metres and 3.75 metres to the eaves. With both adjoining dwellings on Station Road being two storey, the scale of the bungalow would be significantly less than these properties. It would be comparable to Graels Cottage and other bungalows in the vicinity including immediately opposite.
- 7.6 Scale includes its footprint. Whilst it would be sited close to both the side boundaries, its set back within the plot together with its height will assist in ensuring the property does not look cramped within the site.
- 7.7 In terms of its scale, the proposal is considered to comply with policy.

Appearance

- 7.8 This application includes 'appearance as a reserved matter and includes the external built form of the development, its architecture, materials, colour and texture and also includes the design and position of windows, doors etc.
- 7.9 The NPPF indicates that 'Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF indicates that decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It goes on to say, paragraph 60, that 'it is, however, proper to seek to promote or reinforce local distinctiveness.'
- 7.10 However, paragraph 64 says that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.
- 7.11 The designs, ages and materials of dwellings surrounding the site are varied and there is no distinctive 'style' in the area. Loydella and Glenhirst are both two storey to the immediate north and south, with Graels Cottage, also to the south and on the opposite side of Station Road bungalows. Whilst the design of the proposed dwelling is modern, the key issue here is context and whether the appearance of the dwelling will assimilate within the pattern and character of the surrounding built environment.
- 7.12 The bungalow is proposed to be set back from the highway retaining the relatively former open feel of the site prior to the clearance of buildings. It is a modest height at 5.15 metre with the proposed materials, red brick reflective of the bungalow opposite and clay pantiles of the immediately adjoining properties. Interest would be provided with architectural features, such as stone cills and heads, oak column posts to the porch and brick soldier course above a number of the windows and above the access into the carport. It would be reasonable to condition the application to restrict the materials to those shown on application drawing 01M.
- 7.13 'Appearance' also includes issues relating to the design and position of windows and whether the insertion of such windows in any of the elevations of the proposed dwelling would cause overlooking and substantially harm residential amenity. A number of windows and one door are proposed to both side elevations. Those to the bathroom and ensuite would be obscured glazing whilst the windows to the lounge and kitchen/diner are secondary windows with the principal windows facing the front and rear. The bungalow is sited 1.15 metres from the boundary and with the 1.8 metre high close boarded fence, amenity is considered to be acceptable to both Glenhirst and Loydella.
- 7.14 Graels Cottage, being a bungalow and also sited closer to the development would be impacted upon more greatly. It is necessary to consider whether this will be so great to warrant refusal of planning permission. This property is sited between 5 and 7 metres from the boundary, the majority of their garden being located to the side of their property.

The proposed dwelling would be off-set from the rear elevation located primarily alongside their side garden. As such, the amenity they currently enjoy will not be significantly impacted upon.

- 7.15 The design of the proposed dwelling, although not exactly the same as other dwellings in the locality it can be argued that the development would continue the evolution of design in the area without disrupting any prevailing local distinctive characteristic.
- 7.16 On this basis, it is considered that the proposed design and external appearance of the proposed dwelling is acceptable and would not cause substantial harm to the character or amenity of the area.

Landscaping

- 7.17 This application includes 'landscaping as a reserved matter which includes both hard and soft landscaping i.e. planting of trees, hedges, shrubs or grass, fencing and surface materials.
- 7.18 The site has been cleared of landscaping as well as buildings following Outline consent being granted. The submitted landscape plan shows the locations of proposed tree and shrub planting, lawn to the rear and hard surface materials. The proposed landscaping scheme includes the planting of additional trees and shrubs within the front garden. Three soakaways would also be provided within the front, in addition to one to the rear. The parking area would comprise a tarmac drive edged with red clay paviors. This would be enclosed by a low brick wall with black metal railings to the front and northern side elevation of 900mm, between brick columns at 1050mm high. The side wall increase to 1200mm before the treatment comprising a 1.8 metre high close boarded fence to all other boundaries.
- 7.19 Within the rear garden the proposal shows artificial grass. Overall, the landscaping is considered acceptable subject to agreeing the species of trees and shrubs via condition, replanting if they die within 5 years and provision of the proposed boundary treatment.

8.0 Summary and Conclusion

- 8.1 The principle of residential development on this site consisting of 1 dwelling has already been established by the outline approval detailed above. The reserved matters under consideration relate to the layout, appearance and scale of the dwelling and the landscaping of the site.
- 8.2 It is considered that this scheme is acceptable subject to the conditions set out below. It should be noted that any approval granted for this application does not change the status of the outline approval and the conditions which are attached, e.g. relating to flood risk etc. remain valid.

9.0 Recommendation

It is recommended that Committee approve the reserved matters application subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan, Drawing (02) (1/3)
 - Site Plan Dwg 03M (2/3)
 - Elevations and Floor Plan Dwg no. 01M (3/3)

Reason: To ensure the development is undertaken in accordance with the approved details and to accord with Policy G1 of the Boston Borough Local Plan 1999.

- 2 All landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons or within 6 months of the completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species and quality.

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Policies G1 and H3 of the Boston Borough Local Plan 1999.

- 3 The boundary treatment as shown on Dwg 03M (2/3) shall be implemented prior to the occupation of the dwelling and shall be retained in that form thereafter.

Reason: In the interests of residential amenity and to accord with the objectives of Policy G1 of the Boston Borough Local Plan 1999.

- 4 The external materials of the dwelling hereby approved shall be finished in accordance with the details shown on plan Dwg no. 01M (3/3).

Reason: In the interests of the amenity and character of the area in accordance with Policy G1 of the Boston Borough Local Plan 1999 and National Planning Policy Framework.

In determining this application the authority has taken account of the guidance in paragraphs 186 – 187 of the National Planning Policy Framework (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Simon Rowberry
Interim Development Manager

