

APPLICATION NO PA/2016/1923
APPLICANT Mr John Feather
DEVELOPMENT Planning permission to erect side extensions
LOCATION 1 St Nicholas Park, Epworth, DN9 1FB
PARISH Epworth
WARD Axholme Central
CASE OFFICER James Roberts

SUMMARY **Grant permission subject to conditions**
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Epworth Town Council

POLICIES

National Planning Policy Framework: Chapter 7 (Requiring Good Design)

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions)

North Lincolnshire Core Strategy: Policies CS2 (Delivering Sustainable Development) and CS5 (Design)

Supplementary Planning Guidance: SPG1 (Design Guidance for House Extensions)

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

Objects to this application on the grounds that the proposal would harm the privacy of neighbouring properties and expresses concerns that the submitted plans are inaccurate.

PUBLICITY

Neighbouring properties have been notified. Two letters of objection have been received raising the following concerns:

- The proposal would impact on privacy at neighbouring dwellings.
- The submitted plans are inaccurate.
- The proposal may encroach onto neighbouring property.

- The proposals would be visually oppressive.

ASSESSMENT

The application site comprises a detached two-storey dwelling located off St Nicholas Park, Epworth. The property is predominately brick built and benefits from a well sized garden area to sides and rear. The surrounding area is predominately residential in character and features properties which are of similar appearance to the host dwelling.

During consideration of the application the applicant has supplied an amended red line boundary plan after concerns were raised that the original plans were inaccurate.

Impact on neighbouring living conditions

The proposed extensions would feature openings to front and rear which would reflect the existing arrangements at the site. The applicant has agreed to obscure the proposed first floor opening to the western elevation, and a condition could be used to restrict the introduction of any further openings to either side elevation of the proposed extensions. With these factors in mind it is considered that the proposals would not result in an unacceptable increase in overlooking at any neighbouring dwelling.

The proposed extensions would not exceed the height of the existing dwelling. The dwelling is situated within a well sized plot and the proposed works would not be positioned unacceptably close to any neighbouring opening. Given the siting and scale of the proposed extensions, it is not considered that it would result in an unacceptable increase in overshadowing or sense of oppressiveness at any neighbouring dwelling.

Design

The proposed extensions would be located to the side of the existing dwelling and would therefore be visible from the public realm. The proposed extensions would feature pitched roof designs similar to the existing, and would be constructed using matching external materials. It is considered that the proposals would be wholly in keeping with the character of the host property and surrounding area and would not appear incongruous in this location.

The site is not particularly sensitive to change and it is considered that the scheme would not have an unacceptable impact on the character of the site or surrounding area.

Highways

The proposal would have no impact on parking provision at the site and would be unlikely to result in a significant intensification in the use of the existing access point. In light of these factors, and given the lack of objection from the council's Highways team, it is considered that the proposal would not have a detrimental impact on vehicular or pedestrian safety.

Other issues

The following issues, raised by objectors, have not been directly addressed in the report thus far:

- The submitted plans are inaccurate – *the submitted documents have been inspected and a site visit carried out. It is considered that sufficient information has been supplied to allow for an accurate assessment to be carried out.*
- The proposal may encroach onto neighbouring property – *the submitted plans show all the works within the curtilage of the host property. Any boundary dispute is a civil matter.*

Conclusion

The proposal would not result in unacceptable harm to living conditions at any neighbouring property, would sufficiently respect the character of the site and surrounding area, and would not unacceptably compromise vehicular or pedestrian safety. The proposal is considered to accord with policies CS2, CS5, DS1 and DS5, along with the relevant guidance contained within chapter 7 of the National Planning Policy Framework and SPG1.

RECOMMENDATION **Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved documents: application form dated 02/12/2016, "Sheet 1 of 3" dated 28th Nov 2016, "Sheet 2 of 3" dated 28th Nov 2016 and "Sheet 3 of 3" dated 28th Nov 2016.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order re-enacting that order with or without modification), no further window openings shall be created in the eastern or western elevations of the extensions hereby approved, other than those shown on the submitted plan.

Reason

In the interests of neighbouring amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

4.

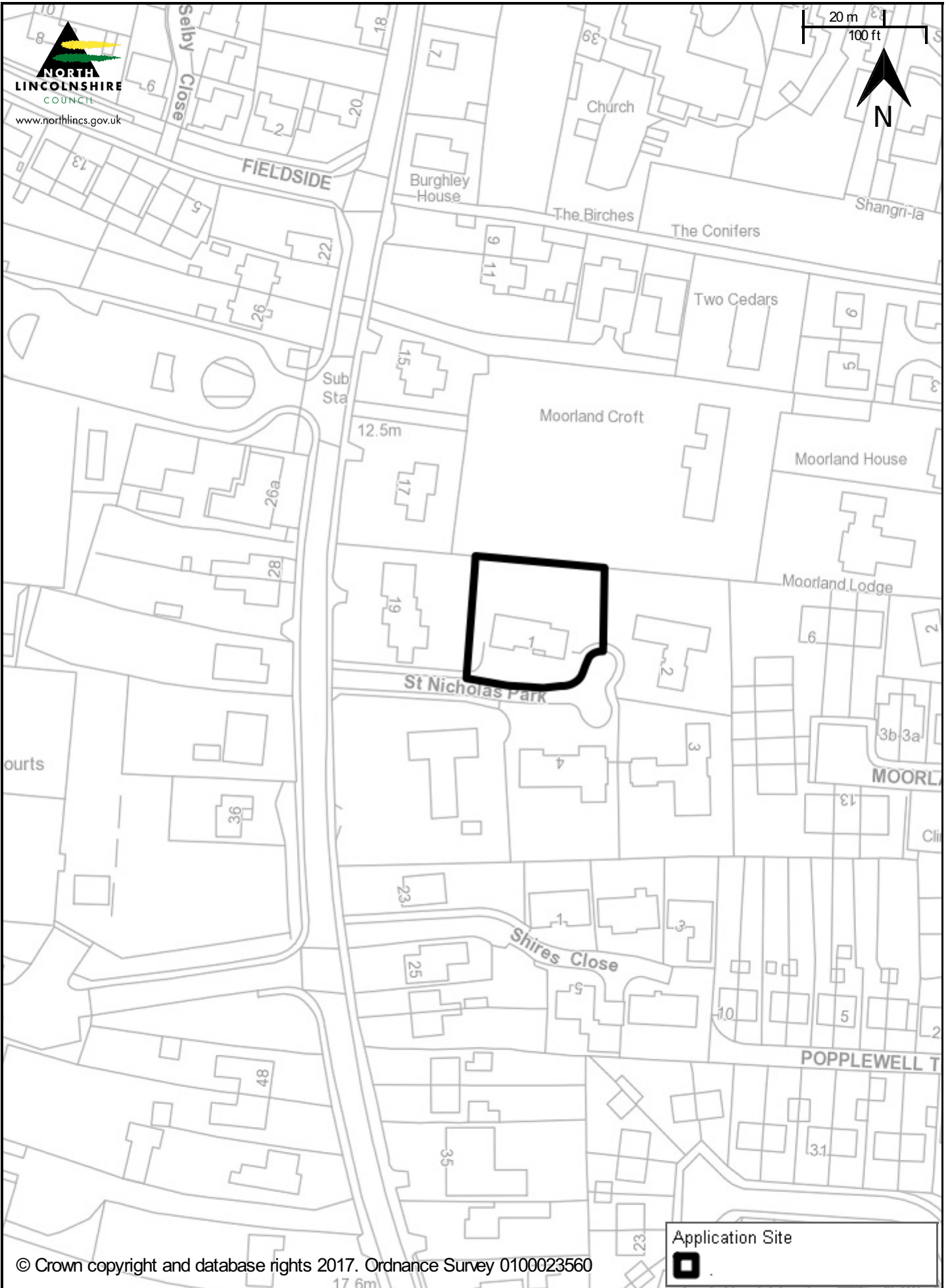
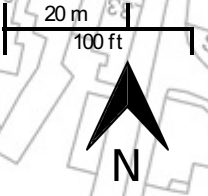
Before the extensions are first brought into use, the first floor window to the western elevation shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In the interests of neighbouring amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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PA/2016/1923

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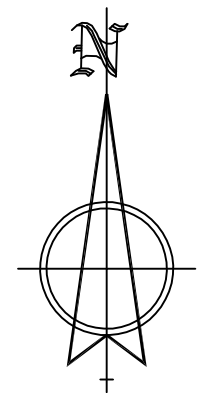
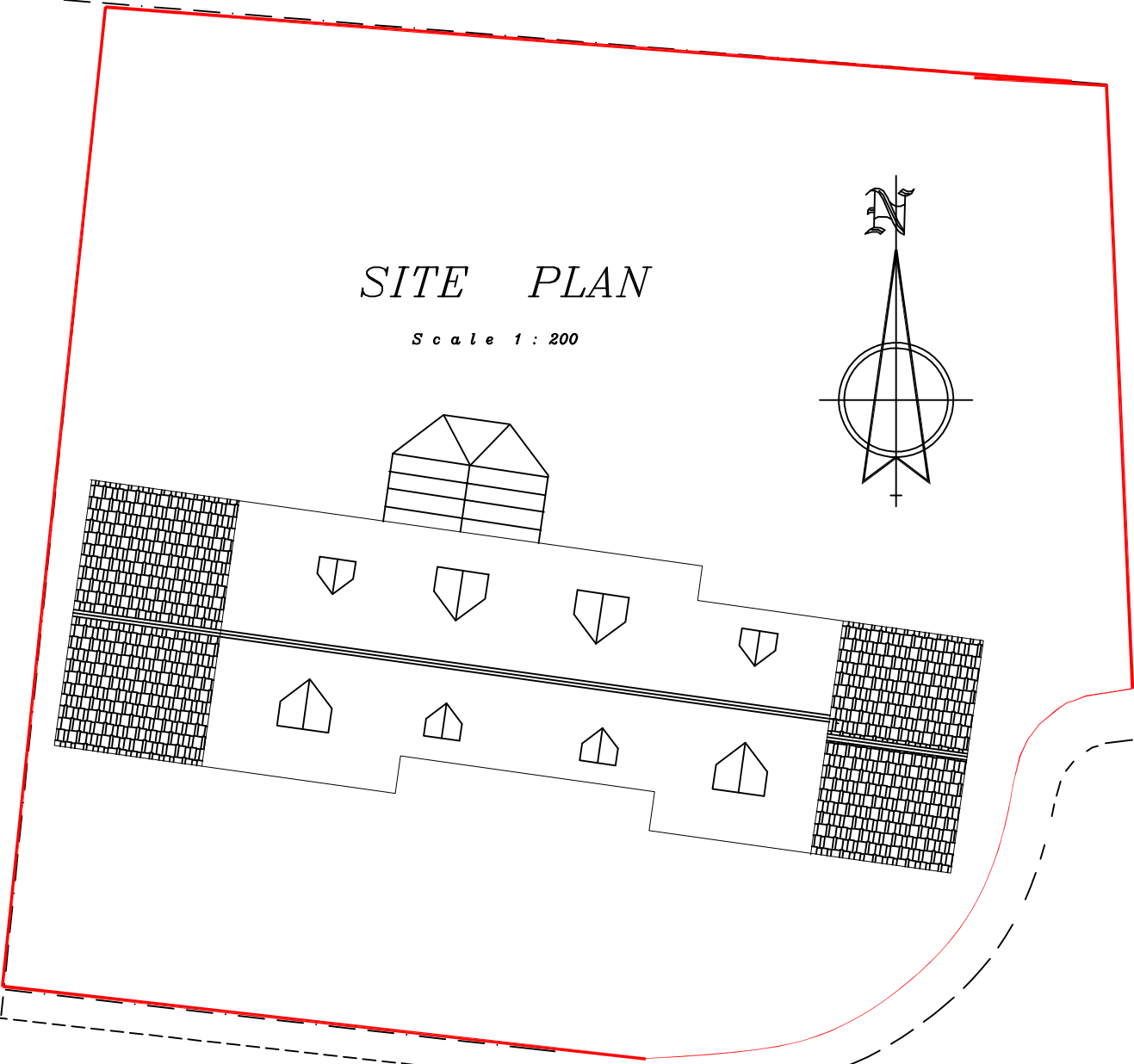
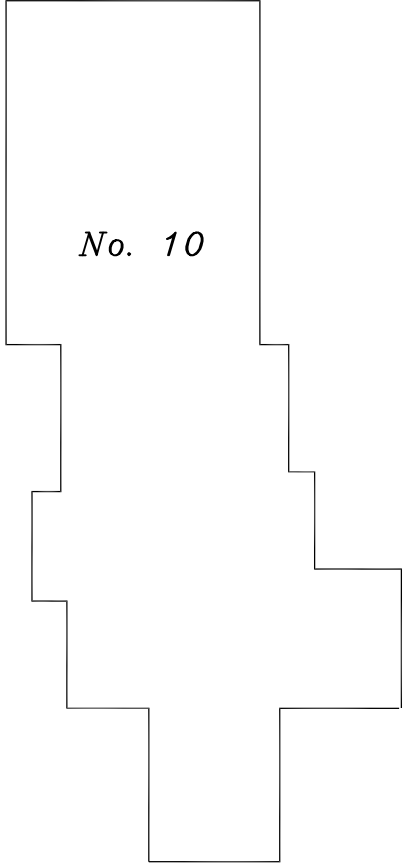
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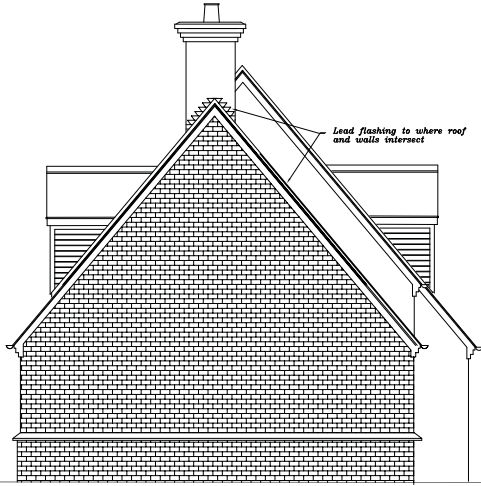
Site Plan

Not to Scale

BURNHAM ROAD



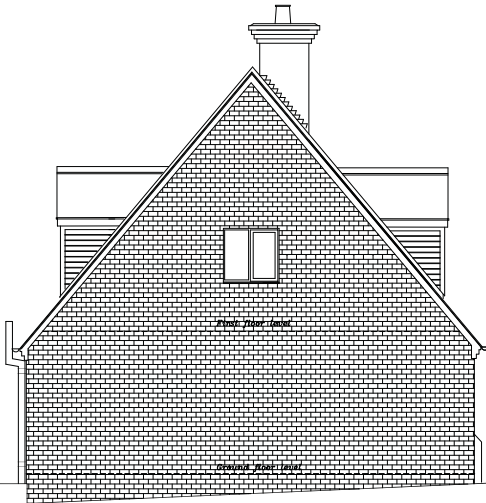
ST. NICHOLAS PARK



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION