

APPLICATION NO	PA/2017/127
APPLICANT	Ms T Roberts
DEVELOPMENT	Planning permission to erect a two-storey side extension and a single-storey rear extension
LOCATION	35 School Lane, Appleby, DN15 0AL
PARISH	Appleby
WARD	Broughton and Appleby
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Appleby Parish Council Member 'call in' (Cllr Ivan Glover – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 56 states 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.

Paragraph 128 states that in determining applications, local planning authorities should require an applicant to demonstrate the significance of any heritage assets affected, including any contribution made by their setting.

North Lincolnshire Local Plan: Policies DS1 (General Requirements), DS5 (Residential Extensions) and HE2 (Development in Conservation Areas) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more sustainable Development), CS5 (Delivering Quality Design in North Lincolnshire) and CS6 (Historic Environment) apply.

CONSULTATIONS

Highways: No objection, but advise three conditions.

Historic Environment Record: No objection.

Conservation Officer: No objection. The extension has been well designed in terms of its form and architectural detailing to respect the character of the principal historic building, which dates from the later 18th century. One area of concern is that the northern gable has been marked as course limestone. The character of the building is a red brick and this needs to be reflected in the whole building. Recommends that this part of the application is amended and should the planning department be mindful to approve the application then appropriate conditions should be imposed requiring samples of the facing and roofing materials, and scale

drawings of the proposed windows and doors with material specification, to be submitted for consideration before construction starts.

PARISH COUNCIL

Objects on the following grounds:

- overshadowing of neighbouring properties
- inconvenience caused to parking during the construction period
- the operation of a business from the property, together with the size of the proposed extension, would block the access with vehicles
- loss of privacy to neighbouring properties.

PUBLICITY

Neighbouring properties have been notified and a site notice displayed. Four letters of objection (two from the same address) have been received raising similar issues to the parish council, together with the following additional issues:

- asymmetrical and unbalanced façade
- the proposed limestone walling will be out of keeping with the street scene
- the value of the property, in its extended form, will increase, depriving local people of being able to purchase it in future
- the extension will provide additional room in which the applicant can continue to undertake and expand their dog breeding business
- additional vehicles will be parked within School Lane
- overlooking from upstairs windows
- patio area will be completely overlooked
- odour and noise from dog breeding business
- rooflights should be used in place of the rear facing windows.

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

The application site forms one half of a pair of semi-detached houses on land which is located within the Appleby conservation area. It is constructed from a mix of red brick with a slate tiled roof. The dwelling is sited in the south-eastern corner of the village and is located within the settlement boundary for Appleby. It is positioned towards the end of the southern part of School Lane and is bordered by residential properties to the north and west and by fields to the east.

Planning permission is being sought to erect a two-storey side extension and single-storey extension to the rear.

The main issues in the determination of this planning application are the impact on the character and appearance of the conservation area and upon residential amenity.

Conservation area

It is noted that the dwelling is located within the Appleby conservation area. Policy HE2 of the North Lincolnshire Local Plan applies. With regard to this policy, the erection of a two-storey extension which measures 3.038 metres wide (which equates to approximately half the width of the existing dwelling) and which is set back 2.3 metres from the principal elevation is considered to represent a subservient addition in this case. The extension has been designed to ensure it continues the same ridge line of the original dwelling 3 metres further to the north; this ensures that a sense of balance is retained with a projecting gable continuing northwards and the remaining projecting gable remaining visually prominent to the front. In addition an amended plan has been submitted. This plan shows that it is proposed to match the appearance of the existing dwelling in terms of external materials; this ensures that the extension is sympathetic to the appearance of the pair of semi-detached dwellings. In addition the extension will incorporate design features from the existing pair of semi-detached houses to which it will be attached; these include stone cills and brick headers above all openings.

It is noted that the two-storey side extension is the most visually prominent of the two extensions proposed to the property; however, the extension will ensure that the projecting gables to the front of the pair of semi-detached dwellings will be retained in the street scene. The extension to the rear will be screened by the existing dwelling and the extension proposed to the side; however, it will match the appearance of the existing house. The extensions are considered to be consistent with advice within the Appleby Supplementary Planning Guidance (2005) which states that the principal aim of new development is to assimilate into the surroundings and respect the dimensions and rhythms and materials of properties within the conservation area. For the reasons set out above it is considered that the proposed extensions preserve the character and appearance of the conservation area and represents development which is consistent with advice within the Appleby Conservation Area Appraisal and Supplementary Planning Guidance.

Given the position of the dwelling within the Appleby conservation area it is considered prudent to recommend conditions in respect of samples of materials and detailed scaled drawings of the proposed windows and doors; this will allow the local planning authority to ensure that the appearance and design of the extensions preserve the character and appearance of the conservation area.

Residential amenity

The separation distance from the northern elevation of the two-storey extension to the northern boundary of 33 School Lane is 4.4 metres and to 31 School Lane is 5.7 metres; these separation distances are considered sufficient to remove the potential for loss of light and an overbearing impact to neighbouring properties.

The main issue is the insertion of a new bedroom window into the first-floor rear elevation of the two-storey side extension. Having visited the neighbouring property at 31 School Lane it is evident that this proposed bedroom window has the potential to overlook the patio area of the neighbouring property. In light of this issue the applicant's agent has subsequently agreed that

a condition securing the window being fitted with obscure glazing would be acceptable to the applicant. Furthermore there is an additional bedroom window proposed in the front elevation of the extension which would have an outlook onto the public highway and can be fully opened. Notwithstanding the ongoing neighbour concern that this rear-facing window can be opened it is considered prudent to recommend a condition that it is fitted with obscure glazing and the opening part is set at a minimum of 1.7 metres above the floor level of the bedroom it will serve. This condition is considered sufficient and necessary to prevent overlooking towards the patio area of the neighbouring property.

Inevitably there will be some disruption and noise to neighbouring properties during the construction period; however this disruption will be short term without harming the long-term amenity of neighbouring properties.

Other issues

An amended plan has been submitted in support of this application. This plan shows that the applicant will retain two off-street parking spaces with further space available alongside the proposed two-storey side extension and to the front of the house to achieve additional off-street parking if required. No objections have been received from Highways on parking or highway safety grounds. Conditions are recommended which would secure the provision of a minimum of two off-street parking spaces post development, for no loose material to be placed on any driveway within 10 metres of the adopted highway and for the submission of a construction traffic management plan. This will ensure that there is sufficient parking to meet the needs of the applicant and for traffic to be appropriately managed during the construction period. The construction of the extensions may displace off-street parking areas during the construction period; it is the responsibility of the applicant to ensure that any displaced vehicles are parked within the public highway in a safe and unobstructed manner.

The issues relating to a business being run from the property and associated traffic movements is a separate matter for Planning Enforcement to investigate and take any necessary action. This is clearly an application for domestic extensions to a residential property and as such is considered in that regard.

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 plans: TR/17/01, TR/17/02 Revised 01/03/17, TR/17/02A TR/17/03 and TR/17/04A,

Reason

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

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No development shall take place until detailed drawings, including cross-sections at a scale of 1:20, of the proposed windows and doors have been submitted to and agreed in writing by the local planning authority. The drawings shall include details of the colour and material specification for all doors and windows. The development shall be undertaken in accordance with the agreed details and shall thereafter be retained.

Reason

In order to preserve or enhance the character and appearance of the conservation area, in the interests of visual amenity in accordance with policies DS1, DS5 and HE2 of the North Lincolnshire Local Plan and CS5 and CS6 of the adopted Core Strategy.

5.

Before the extensions are first brought into use the proposed bedroom and bathroom windows in their eastern elevation shall be obscure glazed. The opening part of the bedroom window shall be positioned a minimum of 1.7 metres above the floor level of the bedroom it serves. Once undertaken the windows shall be retained in that condition thereafter.

Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

6.

The proposed new extensions shall not be brought into use until the amended parking facilities have been completed in accordance with the submitted details.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

7.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

In the interests of highway safety and to comply with policy T19 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.

PA/2017/127 – Site Location



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School Lane

Ms. T. ROBERTS
35 SCHOOL LANE
APPLEBY
SCUNTHORPE
DN15 0AL

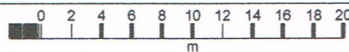
PA/2017/127 Proposed Block Plan Not To Scale



"PROPOSED BLOCK PLAN"

DRG. NO. TR/17/02A

"REVISED 01/03/17"



PA/2017/127

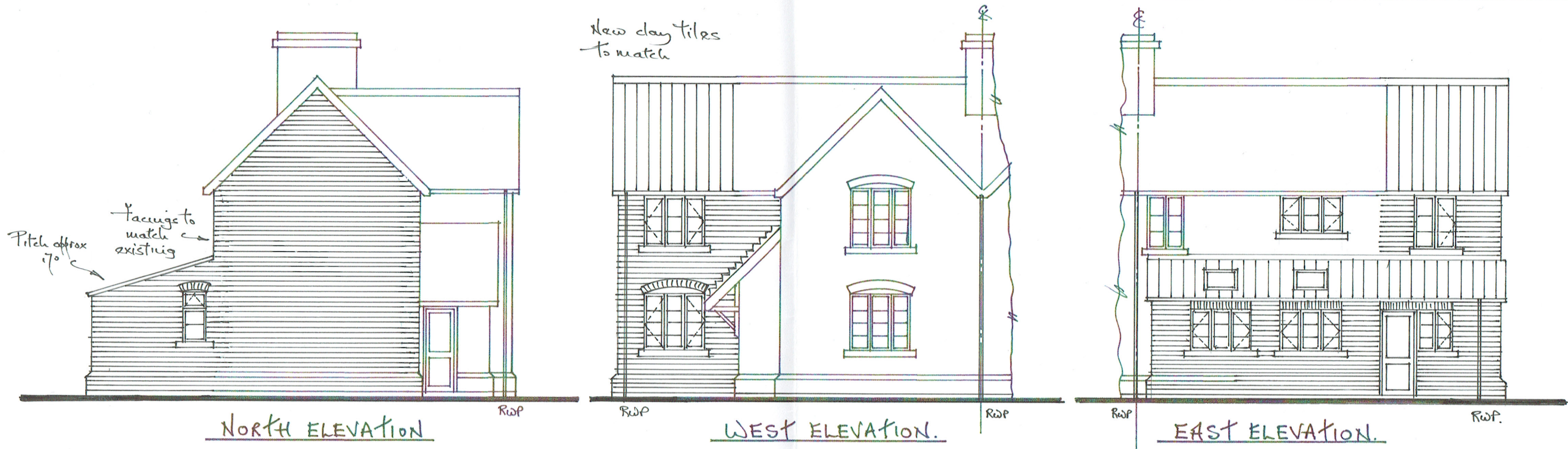


Received via e-mail
02/03/2017

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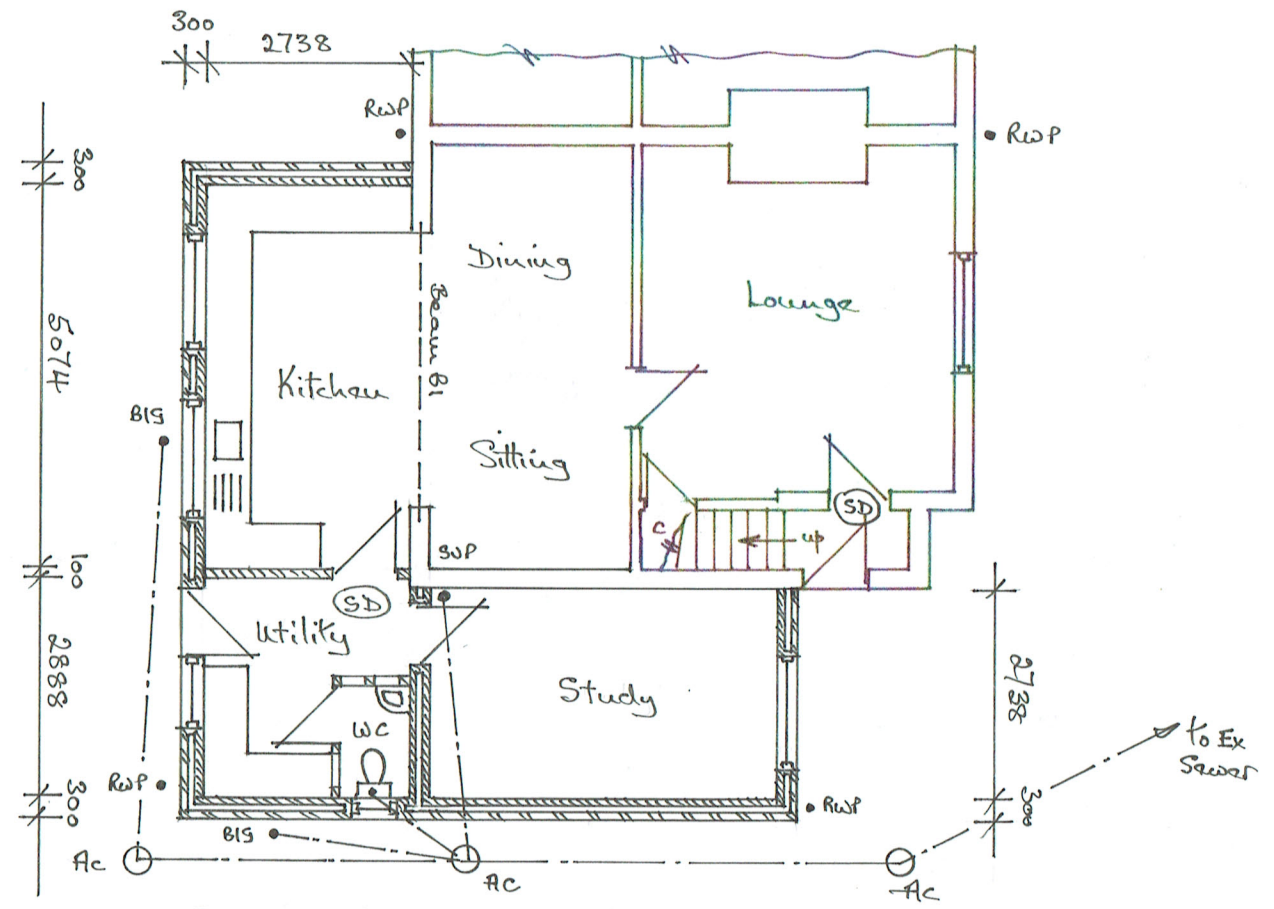
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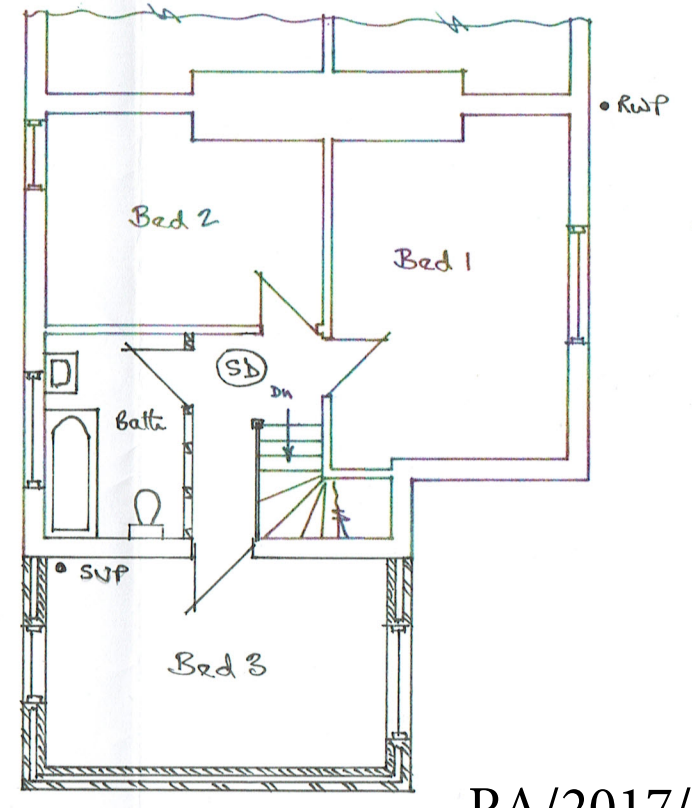
NORTH ELEVATION

WEST ELEVATION.

EAST ELEVATION.

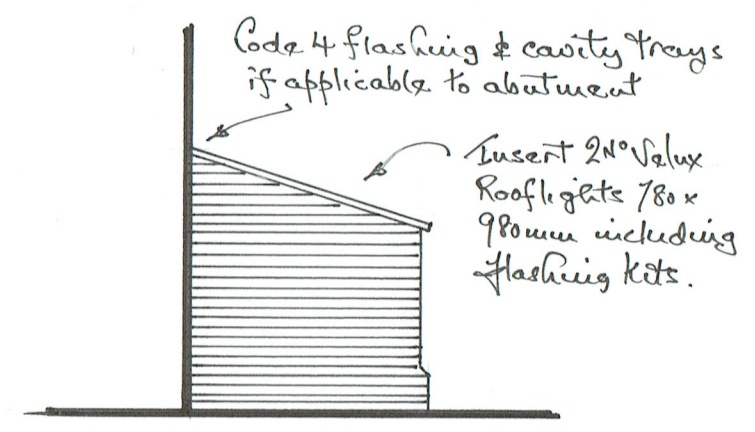
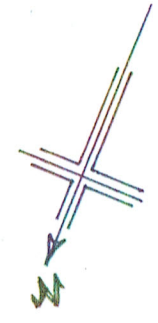


GROUND FLOOR PLAN



FIRST FLOOR PLAN.

PA/2017/127



South ELEVATION.

PA/2017/127 Proposed Floor Plan & Elevations
Not To Scale

Ms. T. ROBERTS
35 SCHOOL LANE
APPLEBY
SCUNTHORPE DN15 0AL

PROPOSED SIDE &
REAR EXTENSIONS

DRAWN BY:
JEM MANAGEMENT SERVICES
45 OSWALD ROAD
SCUNTHORPE DN15 7PN

DATE: JANUARY 2017
SCALE: 1/100 @ A3

DRG. N° TR/17/04
REV. "A" 02/03/17