

APPLICATION NO PA/2017/664

APPLICANT Mr Nigel Rowson

DEVELOPMENT Planning permission to erect a two-storey extension

LOCATION Glebe Farm, Chapel Lane, Wrawby, DN20 8SB

PARISH Wrawby

WARD Brigg and Wolds

CASE OFFICER James Roberts

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy

POLICIES

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

North Lincolnshire Local Plan: Policies DS1 (General Requirements), DS5 (Residential Extensions) and RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

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

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

The application has been advertised by site notice. No comments have been received.

ASSESSMENT

The application site comprises a detached two-storey dwelling located outside of Wrawby. The property is accessed via a track and is relatively isolated in relation to other dwellings. The dwelling is situated in a well-sized site and the property benefits from large parking and garden areas.

Full planning permission is sought for a two-storey extension to the side. The extension would provide ancillary living accommodation but would not result in the formation of a separate planning unit.

Principle/impact on open countryside

Policy RD10 prescribes a 20% limit (volume) on extensions over and above the original dwelling. The proposal comprises a significant two-storey extension to the side which would result in an increase in volume of approximately 85% over and above the original dwelling. Whilst this is clearly above the allowance set out in policy, the application site is a large, detached dwelling which benefits from an extensive plot. The proposed extension would be seen in this context and it is not considered that the proposal would have an unacceptable impact on the rural and open character of the surrounding area. Furthermore the proposal would provide valuable living accommodation. It is therefore considered that the principle of development is acceptable in this instance.

Impact on neighbours

The application site is relatively isolated and the proposals would have no direct impact on living conditions at any neighbouring dwelling.

Highways

Whilst the proposal has the potential to result in an increase in the number of vehicular movements to and from the site, these can be adequately accommodated on the highway network. Furthermore, the existing level of parking within the site would not be unacceptably reduced. 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.

Conclusion

For the reasons set out above, and having regard to the development plan and all other material considerations, the scheme is considered acceptable.

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: 17/05/04, 17/05/03 and 17/05/07.

Reason

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

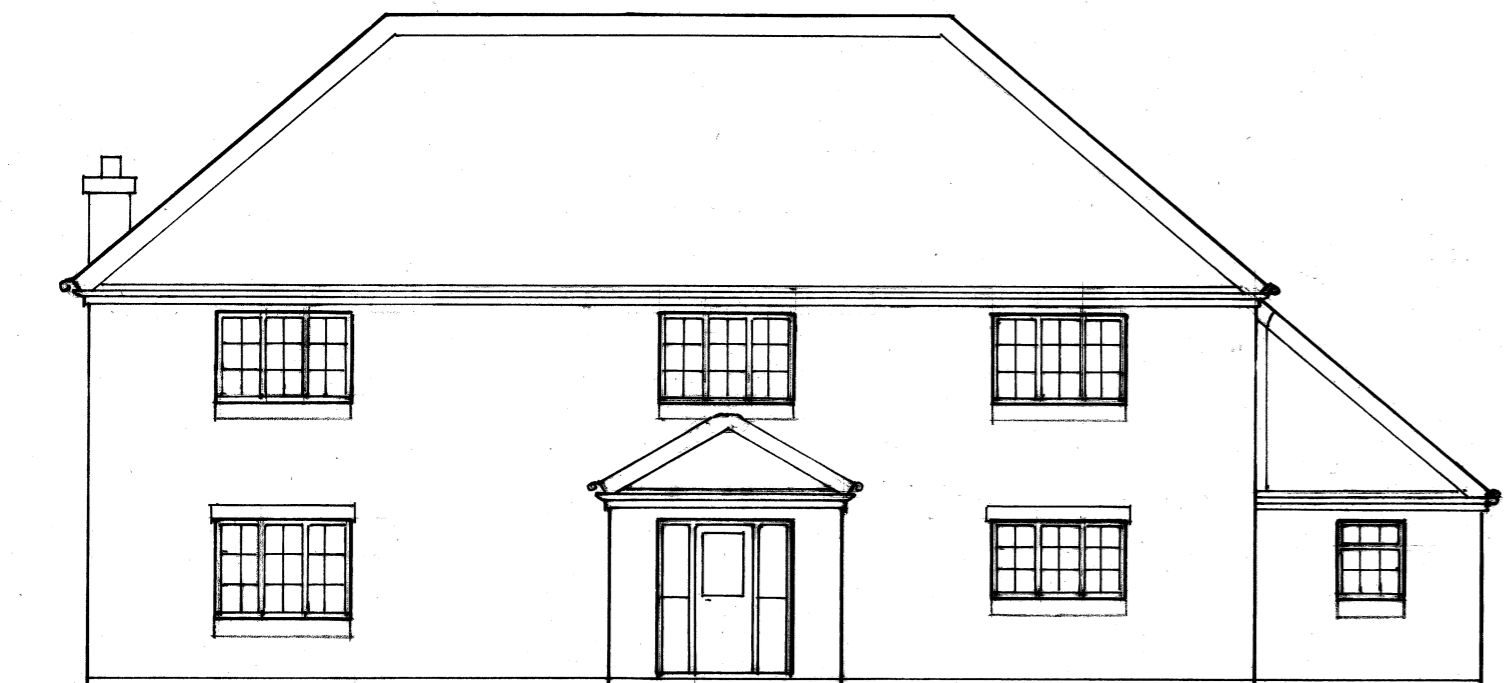
Informative

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.

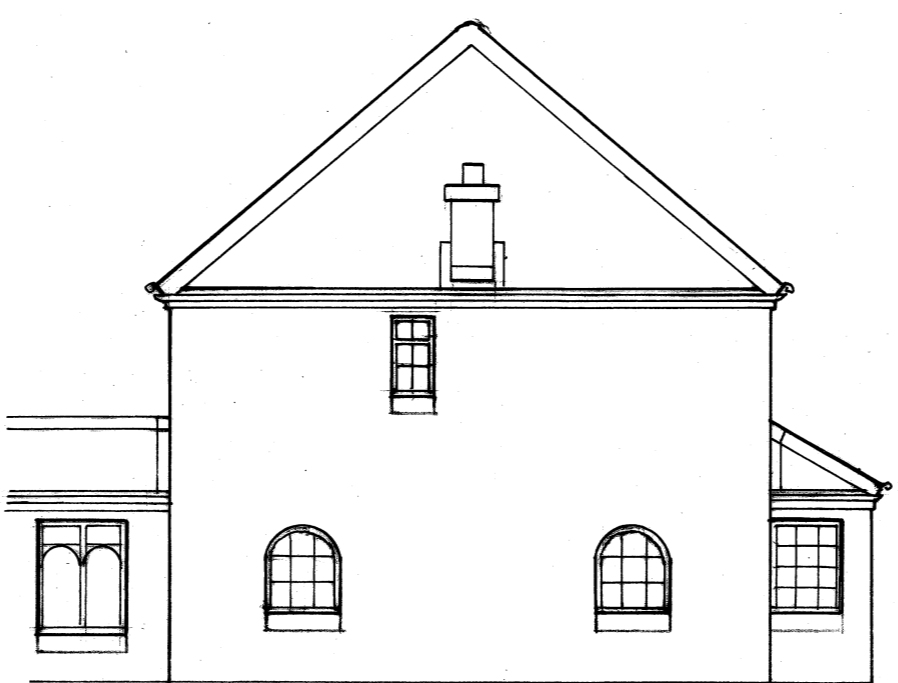
PA/2017/664 – Site Location



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Existing South. 1:100.



Existing West.



Existing North.



Existing East.



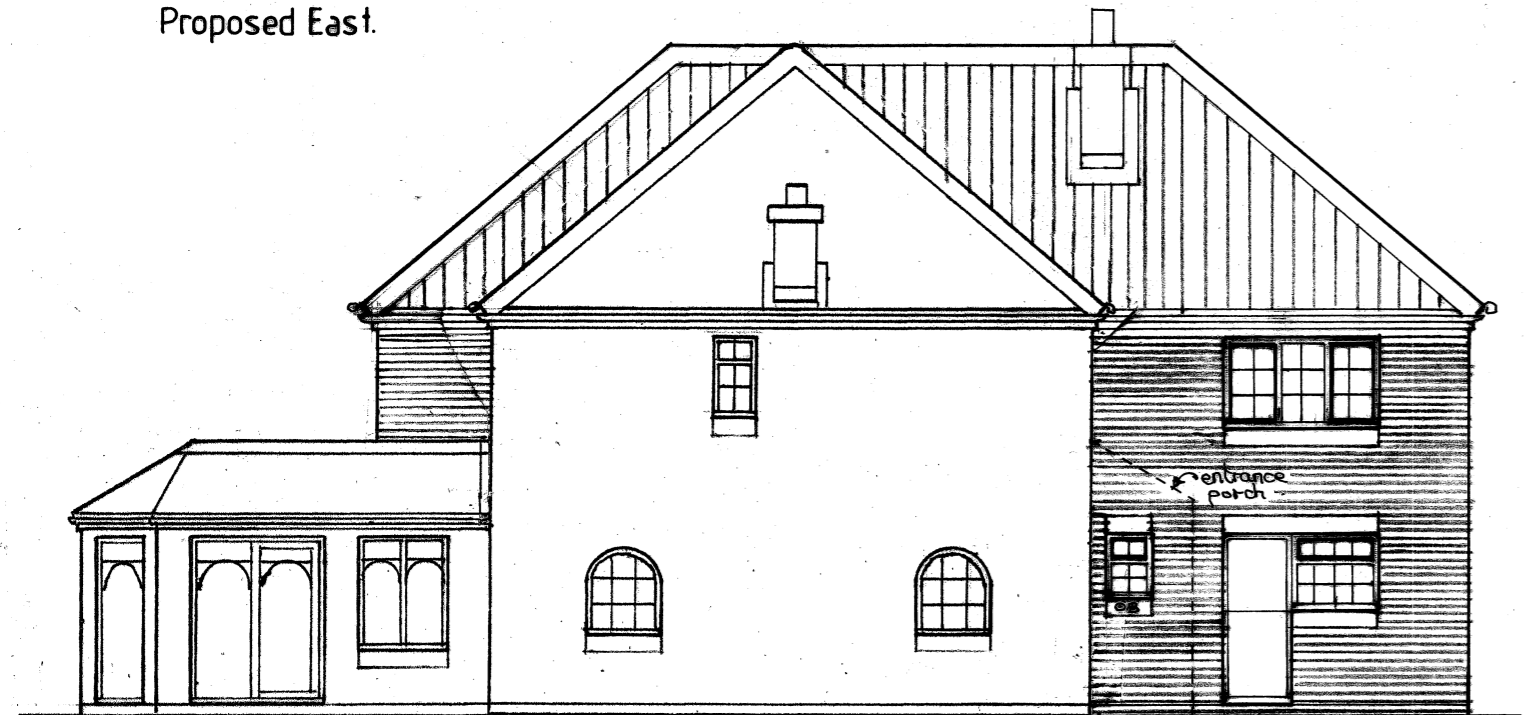
Proposed South.



Proposed East.



Proposed North.



Proposed West.

PA/2017/664 Elevations Not To Scale

PROPOSED EXTENSION at GLEBE FARM (house), CHAPEL LANE, WRAWBY, BRIGG, N. LINCS., DN20 8SB for Mr & Mrs N Rowson.	
ELEVATIONS	
Date: April 2017.	Drwg No.: 17/05/04