

APPLICATION NO PA/2017/808

APPLICANT Mr & Mrs Greenwood

DEVELOPMENT Planning permission to erect single and two-storey rear extensions

LOCATION Red House, Swallow Lane, Wootton, DN39 6SB

PARISH Wootton

WARD Ferry

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 dwelling located outside of any established settlement limit and is relatively isolated in relation to other dwellings. The property is situated within a well-sized site and benefits from large parking and garden areas.

Full planning permission is sought to erect single and two-storey rear extensions.

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 extension to the rear of the host dwelling. The property has already been extended via single-storey garaging to the side. When factoring in the previous extensions, the proposal would result in an increase in volume of approximately 100% 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: 1589/002 REV B and 1589/003 REV B.

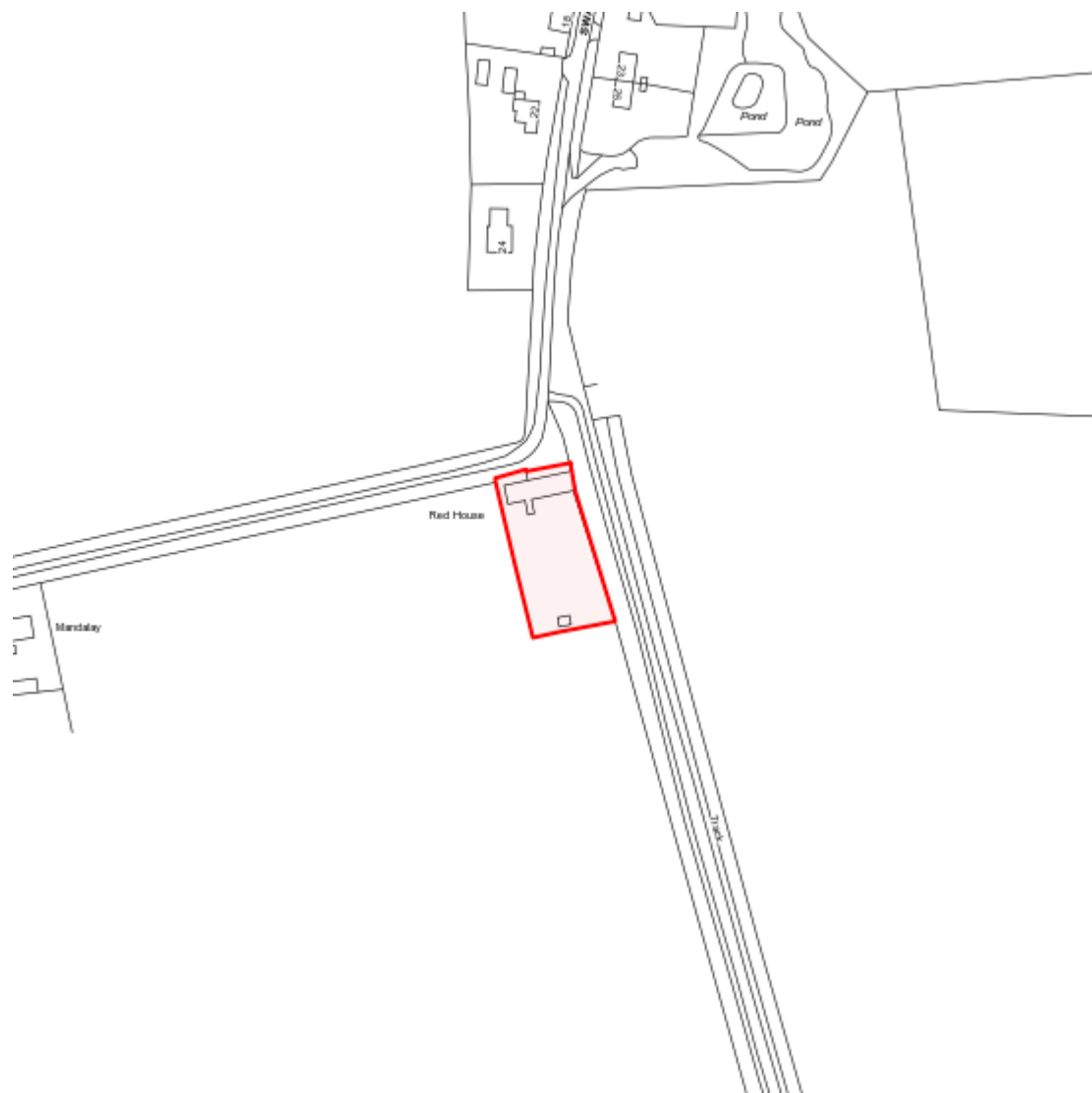
Reason

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.

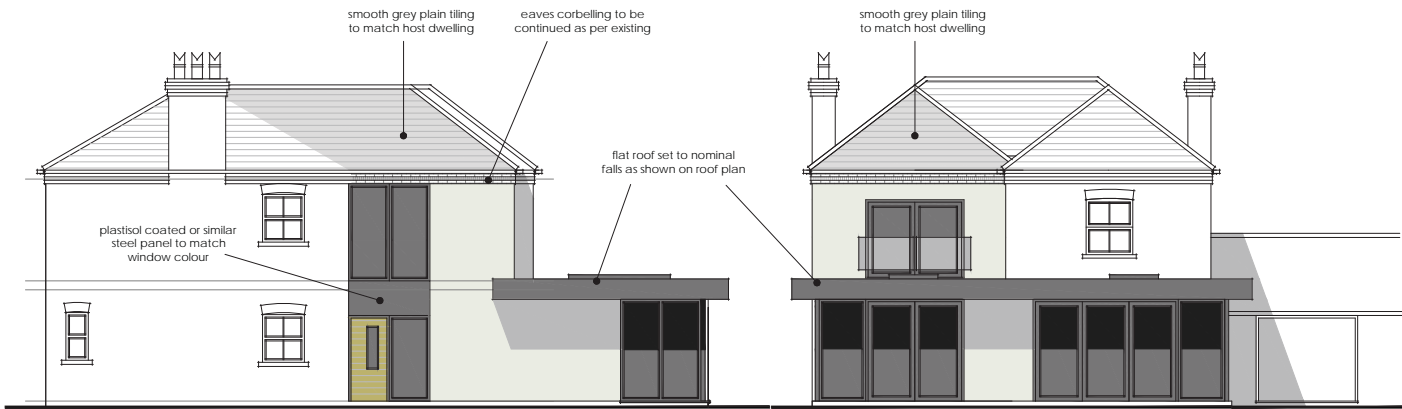
PA/2017/808 – Site Location



PA/2017/808

PROPOSED ELEVATIONS

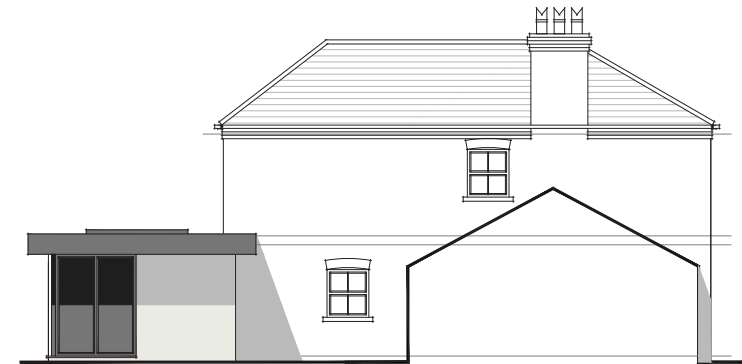
NOT TO SCALE



western elevation
scale 1:100



southern elevation
scale 1:100



eastern elevation
scale 1:100