

APPLICATION NO	PA/2017/1094
APPLICANT	Mr & Mrs Fagan
DEVELOPMENT	Planning permission to erect a single-storey front extension and a single-storey rear extension with balcony above (both to replace existing), with associated alterations
LOCATION	White House, 38 West End, Winteringham, DN15 9NS
PARISH	Winteringham
WARD	Burton upon Stather and Winterton
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee

POLICIES

North Lincolnshire Local Plan:

Policy DS1 – General Requirements

Policy DS5 – Residential Extensions

North Lincolnshire Core Strategy:

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

A site notice has been posted. One letter has been received raising the following issues:

- The existing structure has no planning permission.
- Use of the balcony causes disturbance due to excessive noise, particularly to an adjacent bedroom.

- The balcony creates overlooking resulting in loss of privacy to the garden and a bedroom.
- The new design will result in more overlooking and loss of light.
- The new balcony will extend further into the garden than the existing.
- The proposed render finish will not be in keeping with the rest of the property.
- The new side-facing bay window will also result in loss of privacy – should this be obscure glazed or high level to avoid overlooking?
- A site notice is not sufficient to advertise the proposal.

ASSESSMENT

Planning permission is sought to erect a replacement front extension and replacement rear balcony extension on a detached dwelling within the settlement boundary for Winteringham. The site is located in a residential area, with a detached bungalow to the east and a detached house to the west. The site is not within the Winteringham conservation area and is not a listed building.

The main issue in the determination of this application is whether the proposal has an adverse impact on the amenities of adjacent neighbours.

The existing property is detached and has a large flat-roof extension and conservatory to the front of the property, and a large first-floor balcony area to the rear of the property. The current proposal is to remove the front conservatory, refurbish the flat-roof extension and finish it in render. The existing rear balcony will be replaced with a new structure, with improved means of enclosure to provide better screening for the neighbouring property.

The alterations are considered to be an improvement on the current style and appearance of the extensions and the property as a whole. The size and scale of the extensions are similar to the existing, with the rear balcony structure projecting slightly further back than the existing at approximately 4.4 metres deep as opposed to 4.2 metres deep.

One letter of objection has been received from an adjacent property concerned that the existing use of the balcony causes noise and privacy issues, and that the proposed alterations will not improve this situation. The neighbour is concerned that an existing side-facing bedroom window will be overlooked and that all the privacy to the rear garden area will be lost. The neighbour is concerned that the use of the balcony will lead to noise disturbance that affects residential amenity, in particular, late into the night affecting sleep patterns.

In planning terms, however, the alterations are considered to be an improvement to the existing property. The current open structure of the balcony and surrounding railings will be more enclosed and offer some measure of privacy for the neighbour. The issue in relation to overlooking will, therefore, be improved, and no more detrimental to amenity than the current arrangement.

The neighbour is also concerned that a new side bay window should be obscure glazed and possibly a high-level window; however, being at ground floor level, and on the side elevation, this part of the applicant's proposal does not need permission and is permitted

development. Concern has also been expressed about the applicant's choice of materials; however, there are other rendered/painted properties in the village, and this is not considered to be out of keeping with the overall character of the area, particularly as the site is not within the conservation area, nor a listed building.

No other comments have been received, and the parish council has no objections to the application. It is considered that the proposal will not have any significant additional impact on the amenities of adjacent neighbours due to loss of privacy or loss of light, and that the scale and design of the proposal will improve the character and appearance of the existing property. The proposal is considered to be in accordance with the policies in the adopted local plan and core strategy and is recommended for approval.

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: 6407/001 A and 6407/010 C.

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.



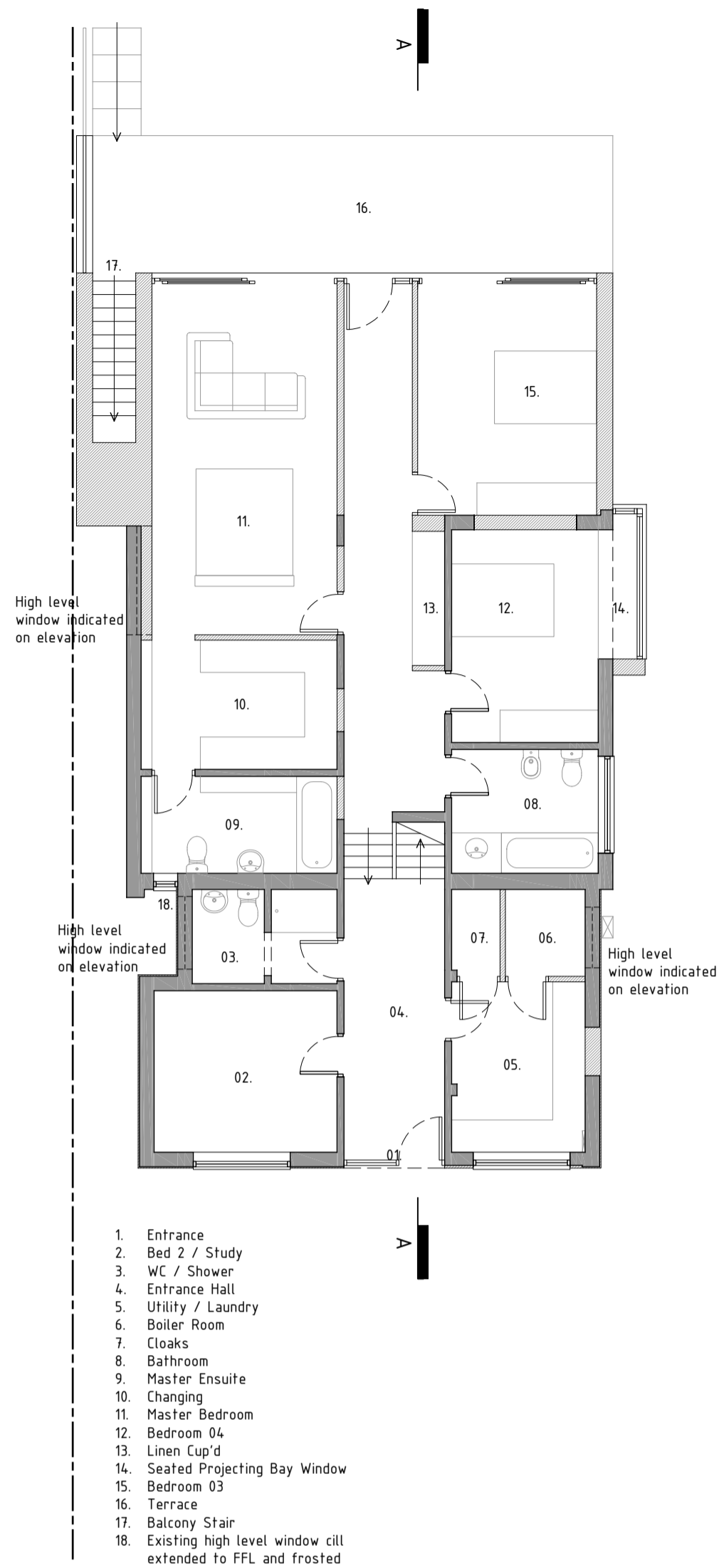
Winteringham



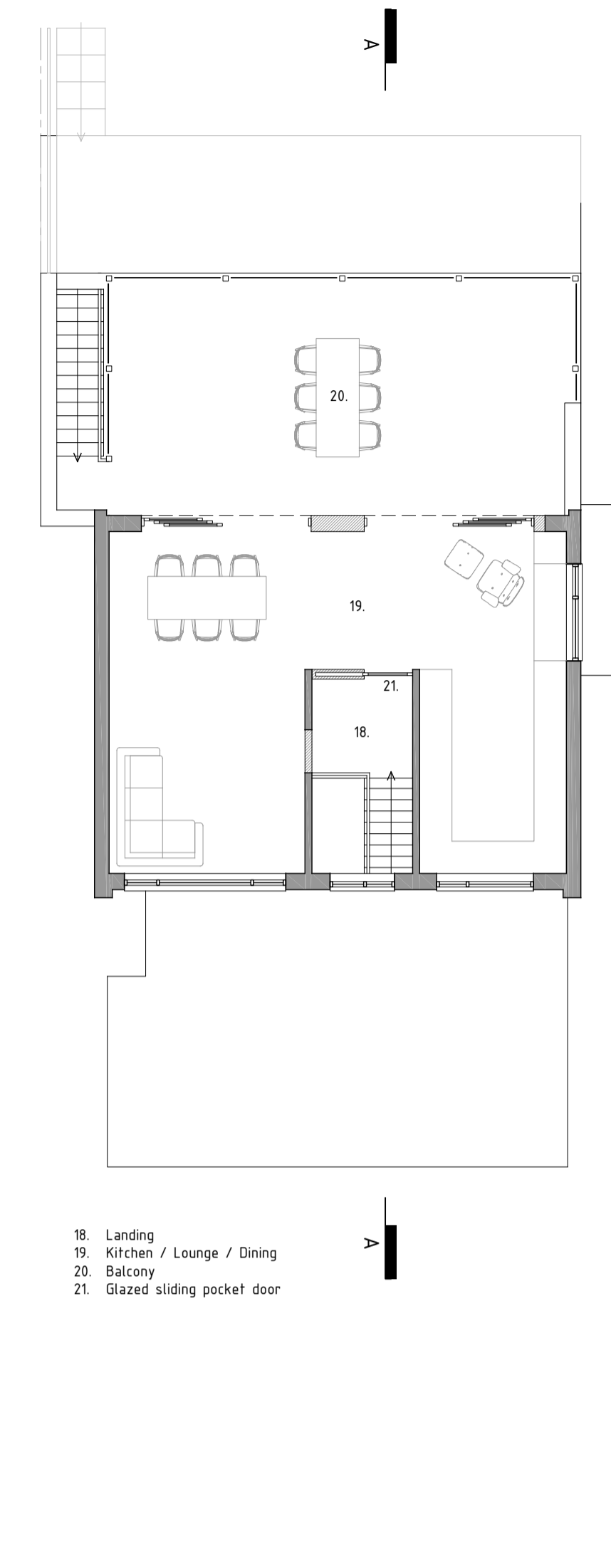
PA/2017/1094



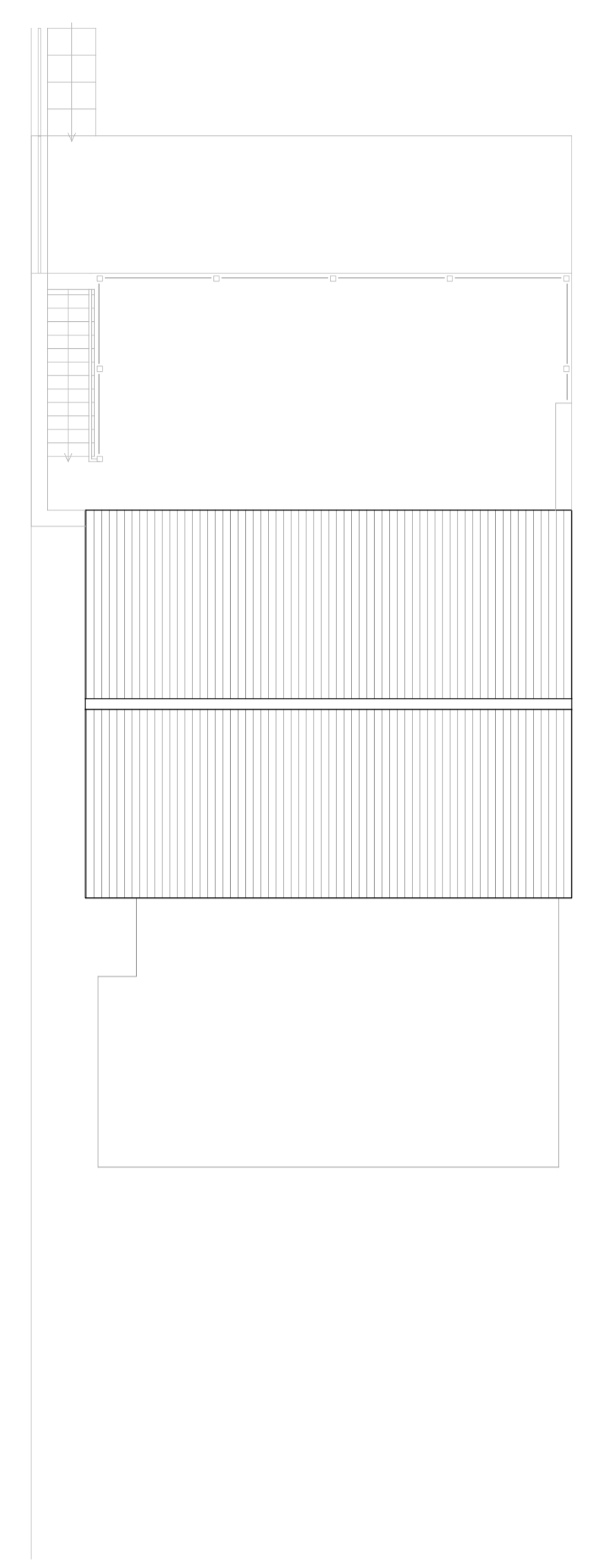
PA/2017/1094 Proposed Plans Not To Scale



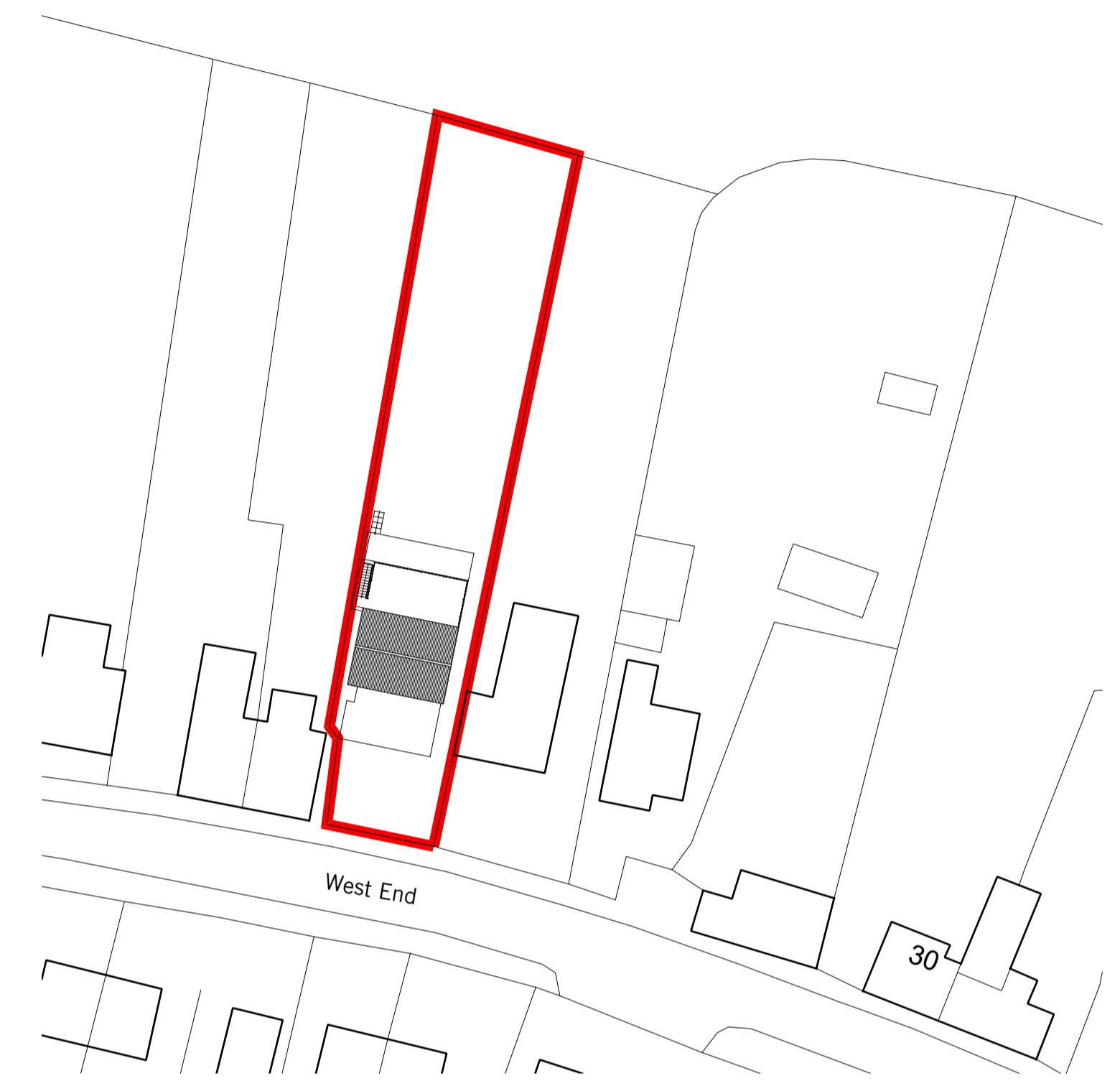
Ground Floor as Proposed
Scale 1:100



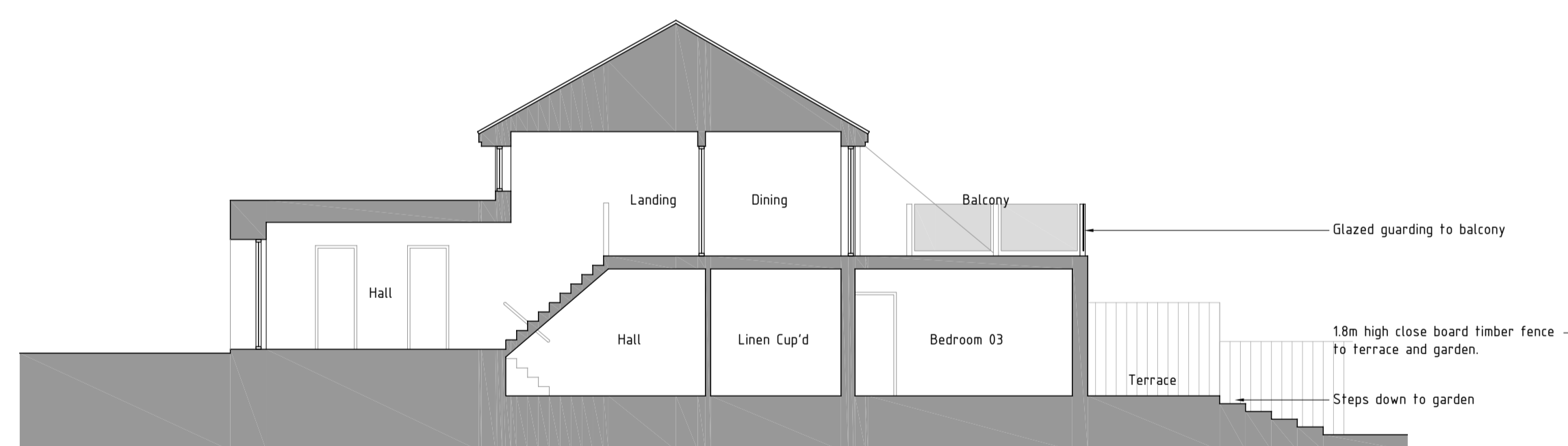
First Floor as Proposed
Scale 1:100



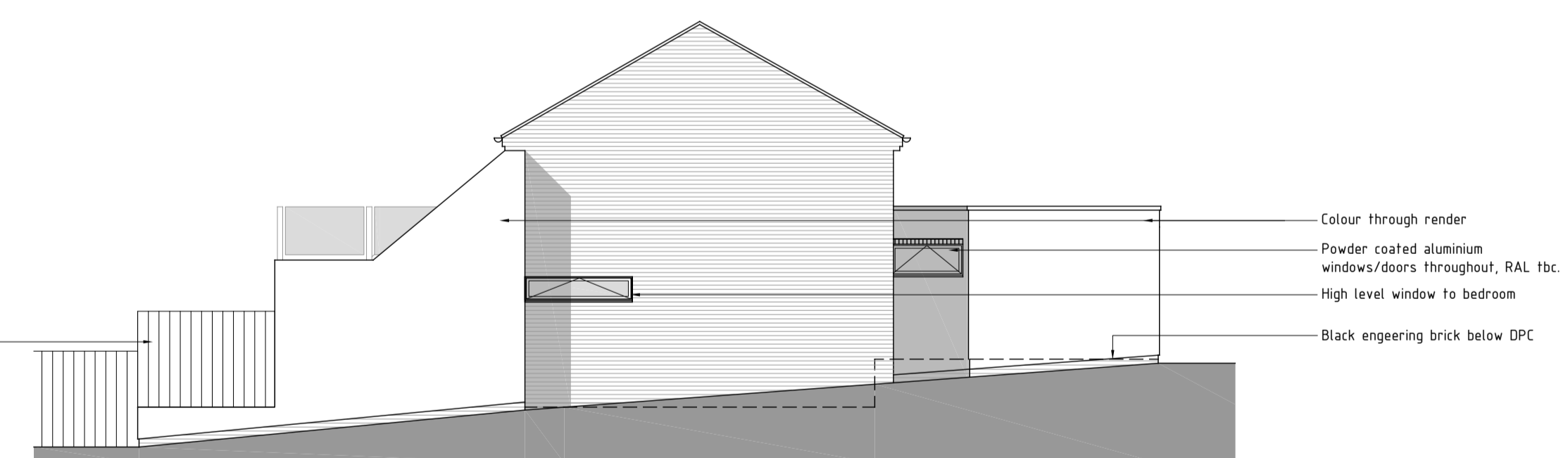
Roof Plan as Proposed
Scale 1:100



Block Plan as Proposed
Scale 1:500



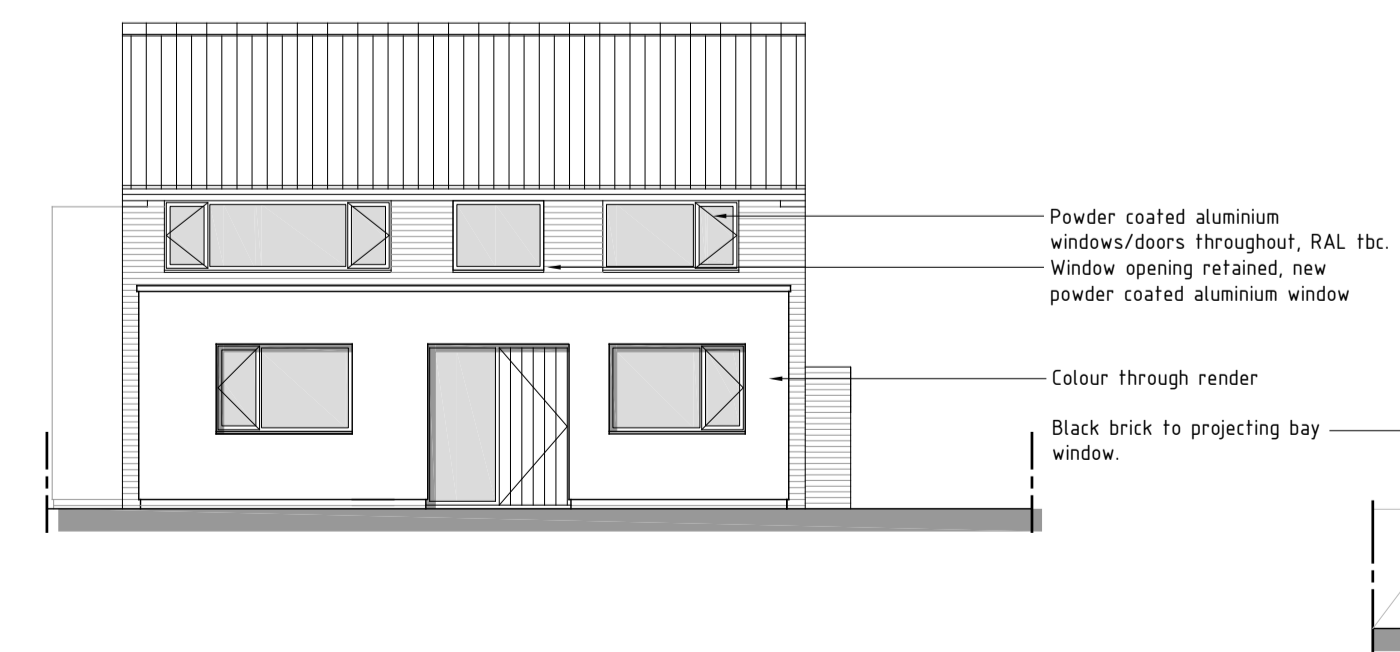
Section A-A
Scale 1:100



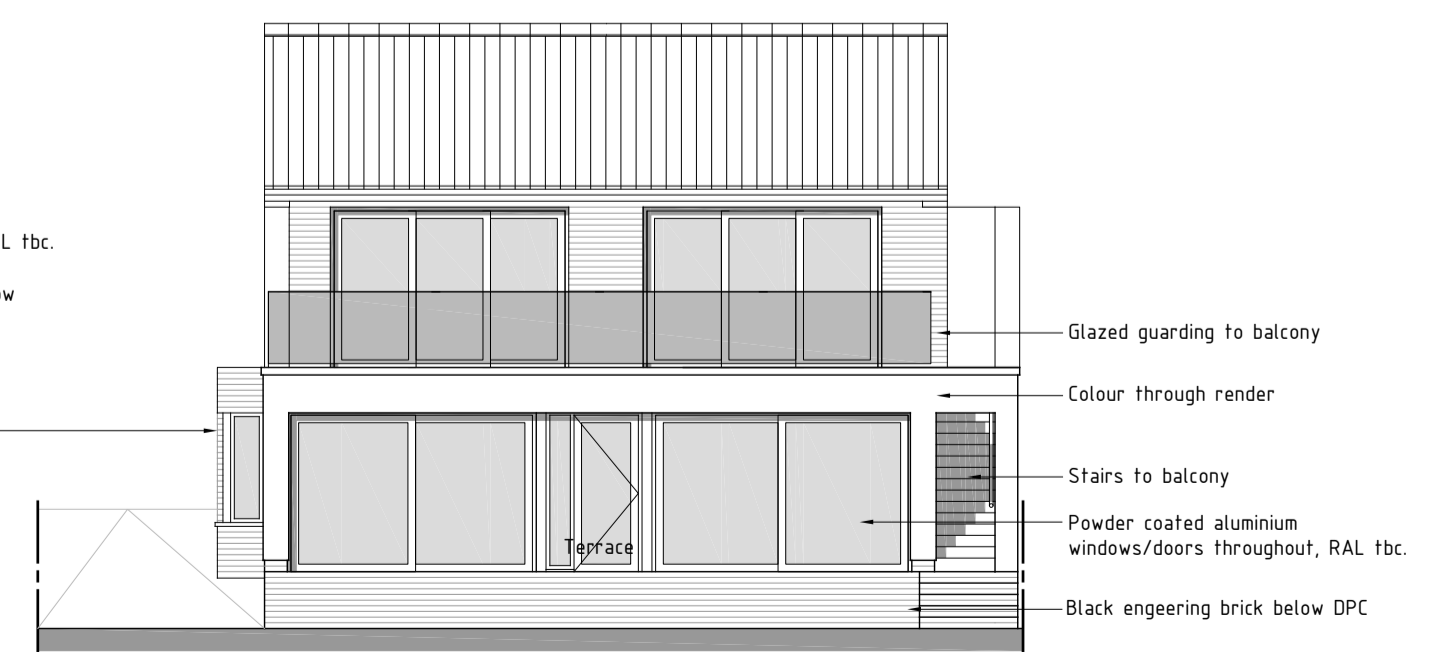
West Elevation as Proposed
Scale 1:100



East Elevation as Proposed
Scale 1:100



South Elevation as Proposed
Scale 1:100



North Elevation as Proposed
Scale 1:100

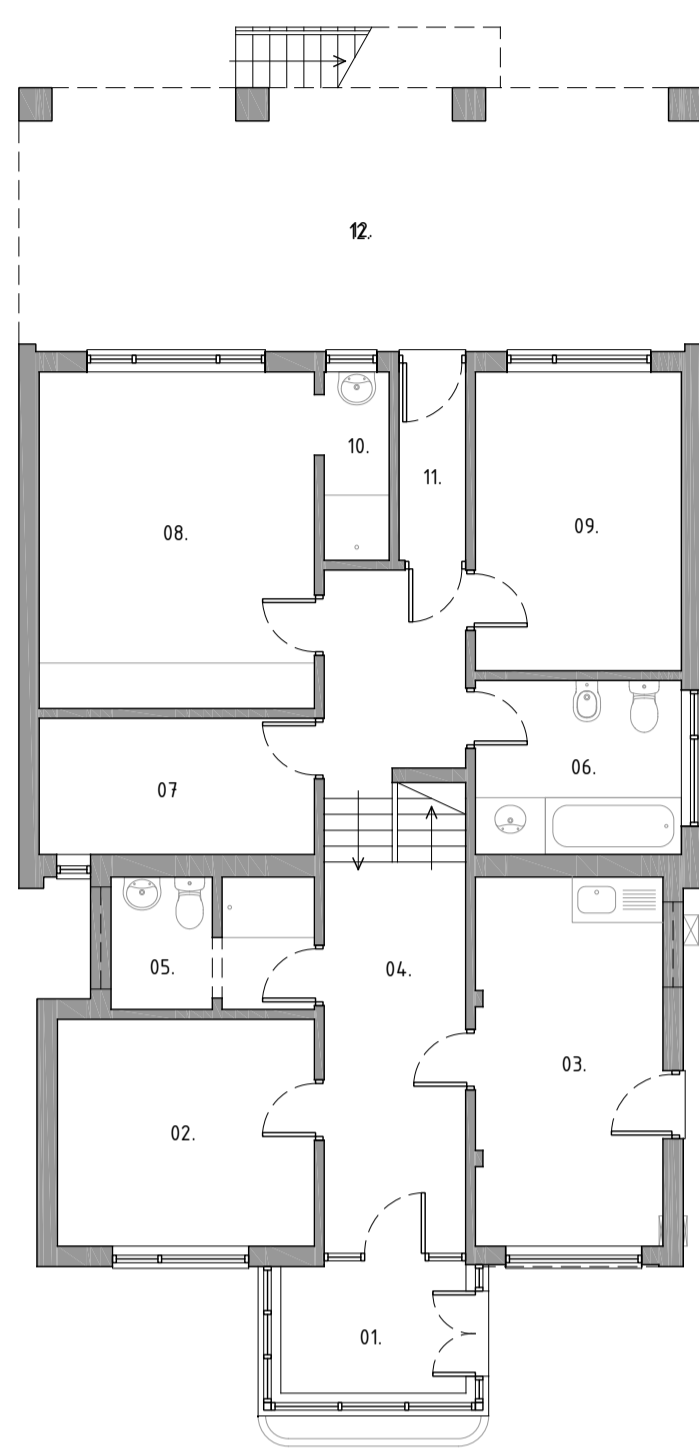
PA/2017/1094

id architecture

TITLE: Proposed Drawings
 CLIENT: Mr. & Mrs. Fagan
 PROJECT: Extension & Alteration
 LOCATION: 38 West End, Wintringham
 DRAWN BY: RT
 CHECKED BY: ABI
 SCALE: As Noted
 SIZE: A1
 DATE: © March 2017
 STAGE: Planning

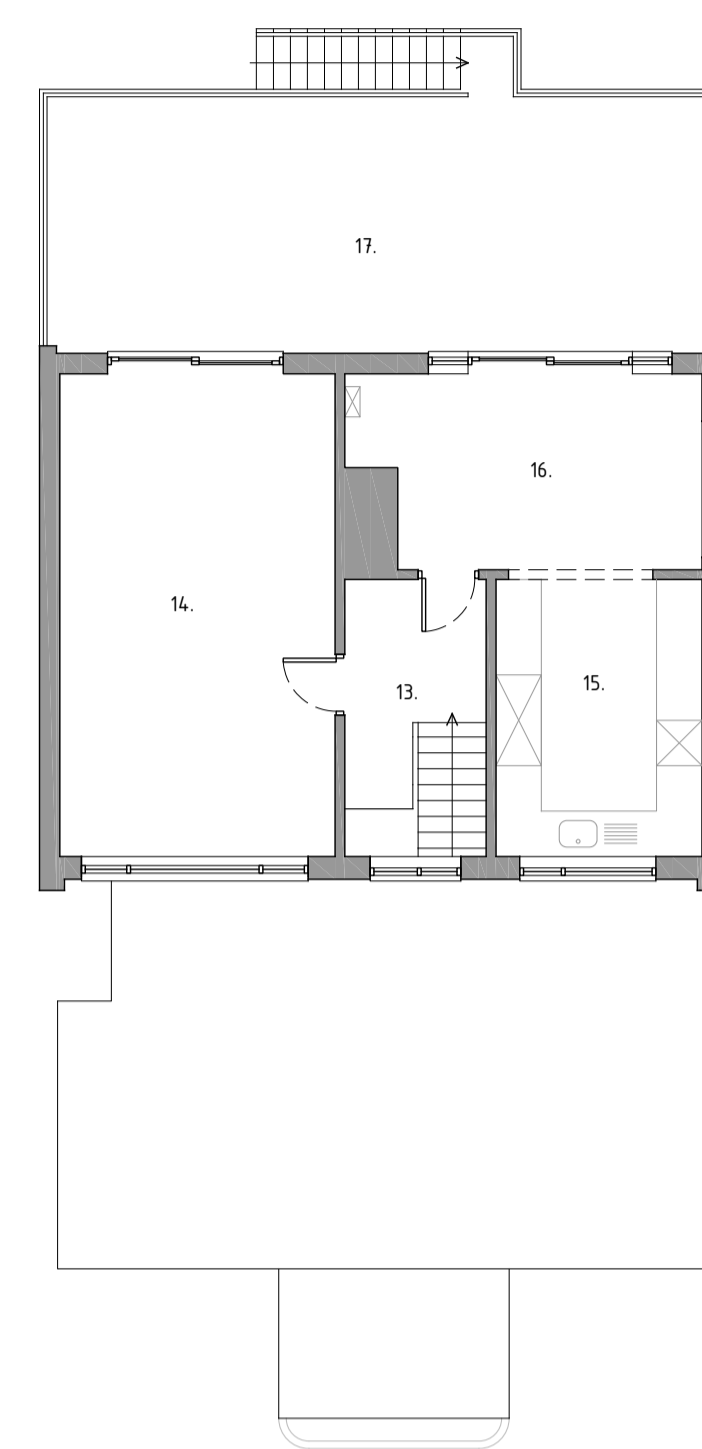
DRG NO: **6407 / 010**
 REV: **C**

PA/2017/1094 Existing Plans Not To Scale

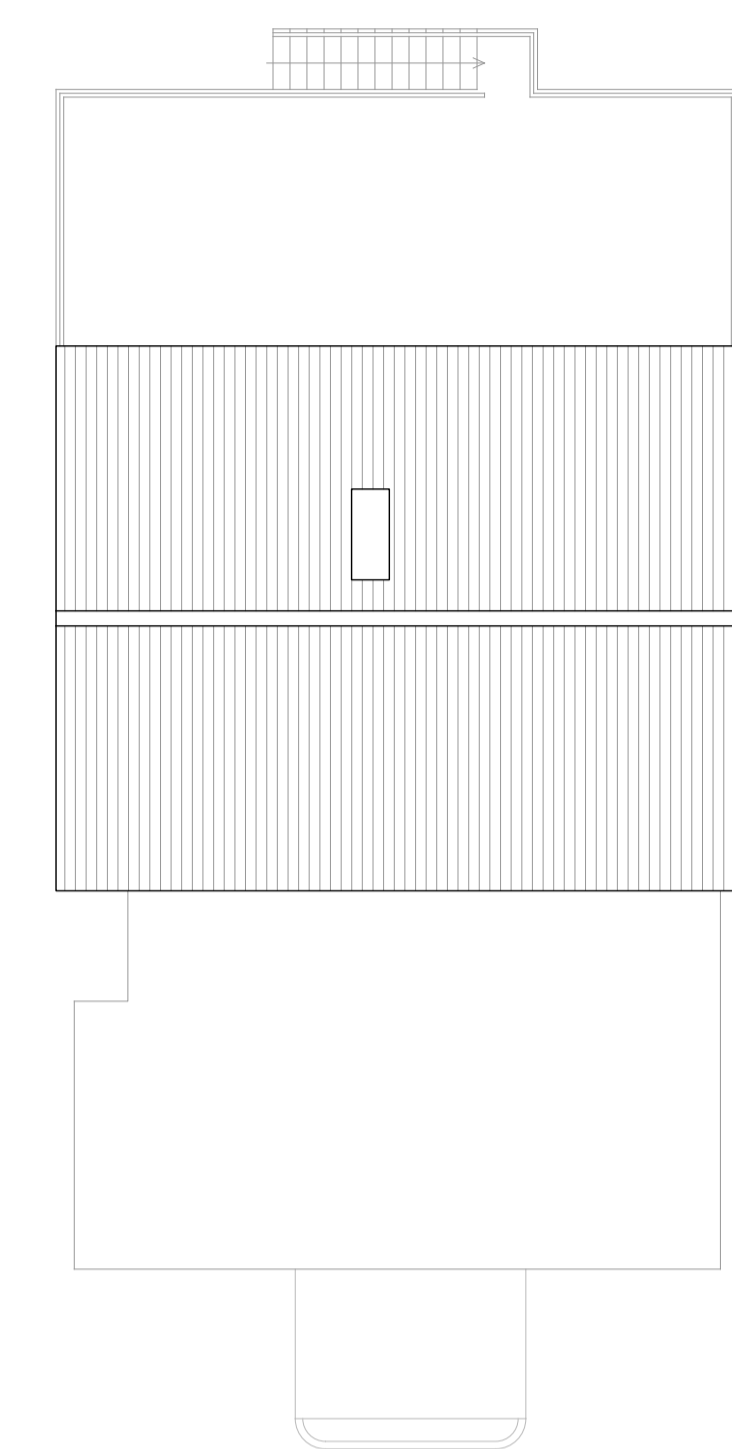


- 1. Porch
- 2. Bedroom 3
- 3. Utility
- 4. Hall
- 5. Shower Room / WC
- 6. Bathroom
- 7. Bedroom 4 / Study
- 8. Bedroom 1
- 9. Bedroom 2
- 10. En Suite
- 11. Hall
- 12. Terrace
- 13. Landing
- 14. Lounge
- 15. Kitchen
- 16. Dining
- 17. Balcony
- 18. Driveway

⊕ **Ground Floor as Existing**
Scale 1:100



⊕ **First Floor as Existing**
Scale 1:100



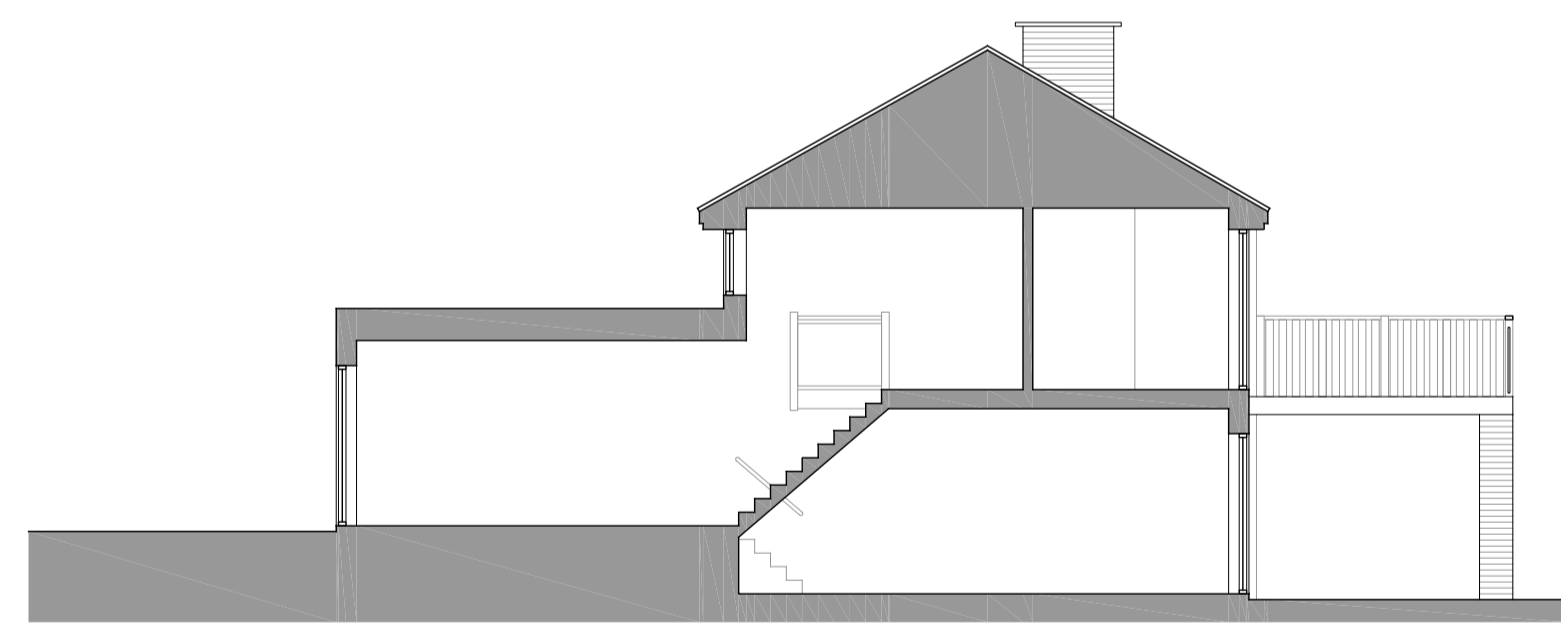
⊕ **Roof Plan as Existing**
Scale 1:100



⊕ **Location Plan as Existing**
Scale 1:1250



⊕ **Block Plan as Existing**
Scale 1:500



Section A-A
Scale 1:100



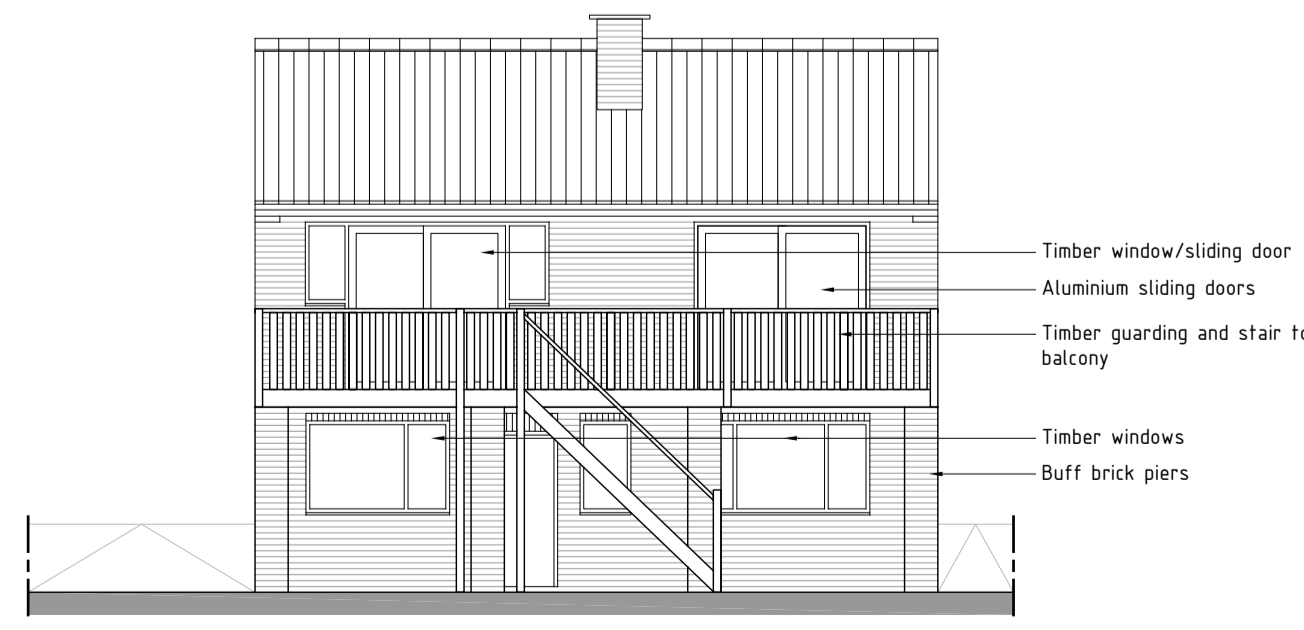
West Elevation as Existing
Scale 1:100



East Elevation as Existing
Scale 1:100



South Elevation as Existing
Scale 1:100



North Elevation as Existing
Scale 1:100

PA/2017/1094

id architecture

TITLE: Existing Drawings
CLIENT: Mr. & Mrs. Fagan
PROJECT: Extension & Alteration
LOCATION: 38 West End, Wintringham
DRAWN BY: RT
CHECKED BY: ABI
SCALE: As Noted
SIZE: A1
DATE: © March 2017
STAGE: Planning

DRG NO: **6407 / 001**
REV: **A**