

APPLICATION NO	PA/2017/1504
APPLICANT	Mrs Thasitha Kandappillai
DEVELOPMENT	Planning permission to erect a single-storey rear extension and front porch, raise roof to accommodate loft conversion including installation of two front dormers, and erect front boundary wall and gates
LOCATION	2 Crowberry Drive, Scunthorpe, DN16 3DE
PARISH	Scunthorpe
WARD	Ashby
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Mick Grant – significant public interest)

POLICIES

Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policies DS1 and DS5.

North Lincolnshire Core Strategy: Policy CS5.

CONSULTATIONS

Highways: No objections subject to a condition stipulating that no part of the wall shall be constructed within highway limits.

Ecology: Do not think it is reasonable to ask for a full great crested newt survey on this occasion. Advise an informative.

PUBLICITY

A site notice has been posted close to the site. Six letters of objection/comment have been received raising the following material issues:

- boundary wall not in keeping and unsafe

- lifting of roof not in keeping with area and would take Crowberry Drive out of alignment
- use of slate tiles not in keeping with area
- increase in number of bedrooms would increase number of cars and addition of porch would decrease parking provision
- concerns over parking, would increase parking on street/highway safety
- oppose any further development of property
- balcony out of keeping
- render would be out of character
- poor design
- over-development of site
- would not comply with policy DS1 as it does not reflect or enhance the character, appearance or setting of the area
- would not comply with DS3 (Planning Out Crime) as proposal is not well integrated into the design and due to parking issues
- would not comply with DS5 as development is too large, materials contrast and development is out of character
- concern that there may be great crested newts present in pond on site.

ASSESSMENT

The application property is a large detached red brick house with a concrete tiled hipped roof. There is a single-storey hipped roof garage to the side (eastern elevation) and a stone-effect chimney to the front elevation. There is a low 0.7 metre high wall to the front boundary with an in/out driveway. There is a grassed garden area to the western part of the front with some trees and landscaping. There is a 1.8 metre high fence set back from the front of the dwelling separating the front garden from the rear garden. There is a 1.8 metre high fence to the western boundary which is raised. To the rear boundary there is a low wall and a hedge approximately 3 metres high. To the east there is a 1.8 metre high fence. To the rear of the dwelling, to the eastern side, there is a glazed detached outbuilding which accommodates a swimming pool. There is a small pond to the rear which is close to the rear of the dwelling.

This application seeks to erect a single-storey extension to the rear, a porch to the front, raise the roof height of the dwelling by 776 millimetres, install two dormer windows to the front elevation (including a Juliet balcony to one dormer), remove the chimney, extend the roof from hip to gable on the main dwelling and garage, erect a new front boundary wall, render the property and change the roof tiles.

The main issues in determining this application are whether the proposals would have an adverse impact on the character and appearance of the surrounding area or have an adverse impact on highway safety.

The majority of the objections raised relate to the impact on the character of the area and raise concerns that various parts of the development are out of keeping. There is a concern that raising the roof height would take Crowberry Drive out of alignment and be out of character with the area. There is no defined house type, style or designs within the area, all dwellings being of individual design. The raise in height is relatively minor and, bearing in mind the width and height of the dwelling, together with the hip to gable extension, it is not considered that this increase would be excessive, dominant or out of keeping with the character of the area. It should be noted that a hip to gable extension would not require permission. Replacement roof tiles with a different material would also not require permission and therefore comments regarding the use of slate cannot be substantiated as part of this proposal. Comments have been made regarding the proposed balcony to the dormer on the front elevation. Whilst there are no other balconies to the front elevations within close proximity, it is not considered that there would be an adverse impact on the street scene or character of the area, particularly as it is a Juliet balcony that does not project forwards of the window.

Comments have been made with regard to the rendering of the dwelling. Whilst other dwellings within the vicinity are brick, as there are a mix of designs and styles of dwellings, and as there are no dwellings on the opposite side of Crowberry Drive, it is not considered that rendering would result in the dwelling being out of character to the detriment of the locality. It should also be noted that the applicant could paint the brickwork of the dwelling a different colour without permission which would give a similar appearance to that of render.

The proposal includes the erection of a new boundary wall to the front boundary. The wall will be 1 metre high constructed from blue engineering brick with black metal railings above. There will be 1.75 metre high brick pillars between. There will be gates across the driveways and pedestrian access. Whilst there are no other walls of this height, as this is the first dwelling on Crowberry Drive, and due to the appearance and setting of the area, it is not considered that the wall would be out of character. This dwelling is the largest in the immediate vicinity and the proposed alterations are considered to enhance the appearance of the dwelling, which is in need of improvement. The new boundary wall is considered to enhance this dwelling. It is not considered that the proposed wall would have any adverse impact on highway safety due to the visibility through the railings and good visibility splays of the access and egress.

Concerns have been raised in respect of parking and highway safety. The agent has confirmed that five cars can be parked on the driveway and there is space for a further two cars in the garage. No parking spaces are lost as part of the proposals and the parking provision is considered to be adequate. Furthermore it should be noted that Highways have been consulted and raise no objections to the proposal subject to a condition that no part of the wall is constructed within highway limits.

It is proposed to erect a single-storey extension to the rear of the dwelling to the western side. It should be noted that this extension could be erected under the larger home extensions procedure. Comments have been made regarding the potential for great crested newts in a small pond in the rear garden, which the extension would be built over. The pond is small and does not contain any fish. The council's ecologist has been consulted and states that it is unlikely that there is any potential for great crested newts and it is therefore unreasonable to request a full survey. An informative is therefore suggested.

In conclusion, much of the works proposed can be done under permitted development or larger home extensions procedures, or similar works can be done under such procedures. Parking proposals are not changed and the site can be much more developed under permitted

development than what is being proposed under this application. The proposals would alter the appearance of the dwelling; however, it is not considered that this would be to the detriment of the character of the area. None of the objections raised relate to impact on amenity and it is not considered that the proposals would lead to loss of amenity on any neighbouring properties. The proposal is considered to enhance the appearance of the existing dwelling and is considered to be 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.

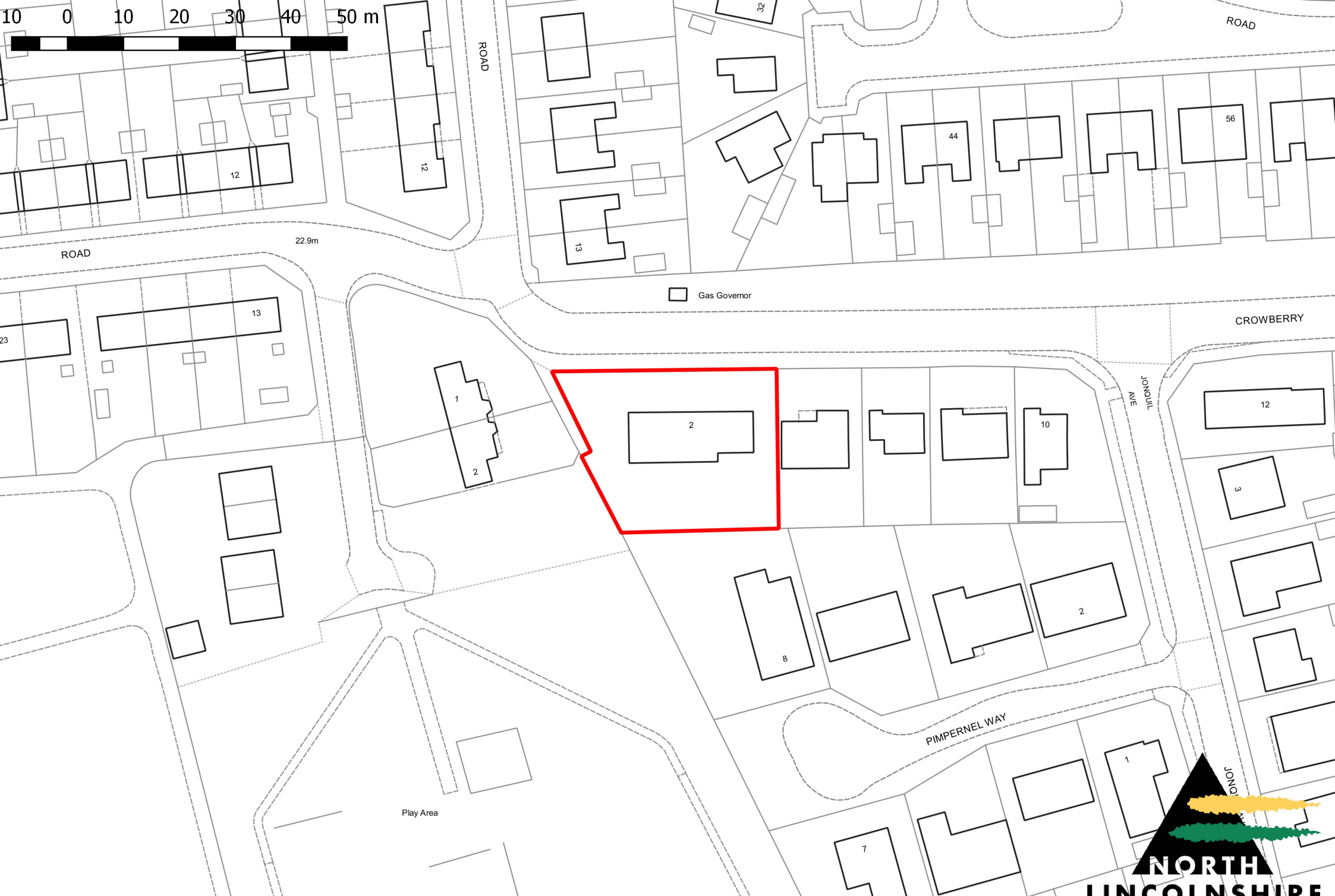
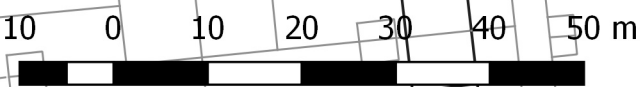
The development hereby permitted shall be carried out in accordance with the following approved plans: TK/17/01, TK/17/02A, TK/17/05 and TK/17/06.

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.



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