

APPLICATION NO	PA/2017/1300
APPLICANT	Mr & Mrs Guest
DEVELOPMENT	Planning permission to erect two-storey and single-storey extensions including alterations to existing dwelling and erection of detached garage (including demolition of existing)
LOCATION	Ashdene, Low Hall Road, East Lound, DN9 2LU
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

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

The NPPF makes it clear that sustainable development comprises three strands: economic, social and environmental. It also states that sustainable developments should be approved without delay.

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 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

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:

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Supplementary Planning Guidance: Guidance contained within SPG 1 (Design Guidance for House Extensions)

CONSULTATIONS

Highways: No objections.

Historic Environment Record: No objections following receipt of amended plans showing dovecote retained.

PARISH COUNCIL

Object to the proposal for the following reasons:

- The proposals would result in over-development of the site.
- The proposals would be out of character in this locality.
- The proposals would adversely affect neighbouring living conditions.
- There may be highway safety implications.

PUBLICITY

Letters of objection have been received from four households raising the following concerns:

- The proposals would detract from the character of the area.
- The proposals would unacceptably increase overshadowing and overlooking.
- The proposals would result in over-development of the site.
- The proposals would require the removal of trees.
- The proposals may increase fire risk.
- The existing dovecote should not be lost.
- The proposals may be detrimental to highway safety.
- The proposals may affect the structural stability of neighbouring dwellings.
- The proposals would result in inconvenience to neighbouring occupiers.

ASSESSMENT

Site

The application site is a two-storey detached dwelling located on Low Hall Road in East Lound. The site is located within the defined development boundary of the settlement and is bounded by residential properties to either side and open fields to the rear. Access to the site is from Low Hall Road to the north.

Proposal

This application seeks full planning permission for the erection of extensions and for alterations to the existing dwelling. The proposals would result in a larger property with a more contemporary appearance incorporating render, timber cladding and aluminium windows.

The main issues to consider in the determination of this application are whether the proposed development would have an unacceptable impact on the character and appearance of the area, or upon the amenity of neighbouring residential properties.

Impact on neighbouring living conditions

It is accepted that the proposals would result in an increase in built form within the site. This includes an increase in height adjacent to the boundary with the neighbouring property to the west. However, the neighbouring property is set marginally further back from the host dwelling which reduces the prospects of overshadowing occurring. Furthermore, the side elevation of the neighbouring dwelling does not contain openings which should be classed as primary openings to habitable rooms. As such it is considered that the scheme would not result in an unacceptable increase in overshadowing to this or any other neighbouring dwelling.

The proposed works would not involve the insertion of main windows facing either property to the side. The amended plans have omitted a previous balcony to the rear which had the potential to reduce privacy at neighbouring dwellings. It is considered that the proposals would not have an unacceptable impact on neighbouring privacy.

Visual amenity

It is accepted that the site is in a relatively rural area and that the proposal would result in the introduction of additional built form. Furthermore, the proposed design solution is relatively contemporary in approach which is not suited to all areas. However, the surrounding area features a range of architectural styles and the host property is of no particular architectural or heritage merit. The existing dovecote is to be retained.

The proposed design is considered to strike the appropriate balance between the protection of the character of the area and the requirement to not stifle architectural innovation. External materials can be adequately controlled via condition.

Highways

The council's Highways team has offered no objections to the scheme. Vehicular access to the site would be largely unchanged and the proposal would not result in a significant intensification in vehicular movements at the site. The proposal includes an extended driveway area/garage to provide further parking which should be welcomed. It is therefore considered that the proposal would not result in an unacceptable increase in vehicular movements and would not have an unacceptable impact on vehicular or pedestrian safety.

Other issues

The following issues have also been raised by the objectors:

- The proposal would result in over-development of the site – *the property would retain a well-sized garden area and it is considered that the scheme would not result in over-development of the site.*
- The proposal would require the removal of trees – *none of the trees within the site are protected by a tree preservation order and their removal would not therefore require permission.*
- The proposals may increase fire risk – *this matter is controlled under current Building Regulations.*
- The proposals may affect the structural stability of neighbouring dwellings – *this is a civil matter and cannot be afforded significant planning weight.*
- The proposals would result in inconvenience to neighbouring occupiers – *the proposal would result in inevitable disturbance during the construction phase. However, this is true of all developments and does not provide a legitimate reason to resist the proposal.*

Conclusion

For the reasons set out above, it is considered that the proposed development sufficiently accords with adopted planning policy and guidance. In light of all material considerations it is considered that the balance is in favour of the grant of planning permission.

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: GUEST - 2017 - 111 A .

Reason

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

3.

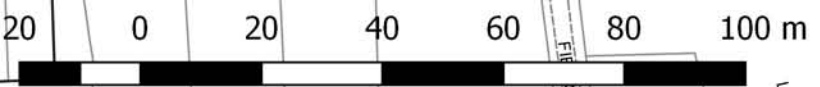
No external materials shall be applied to the development hereby approved until full details have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of visual amenity and to accord with policy DS1 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.

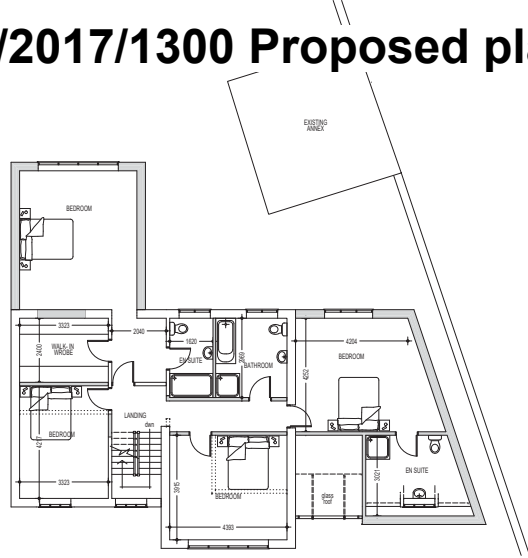
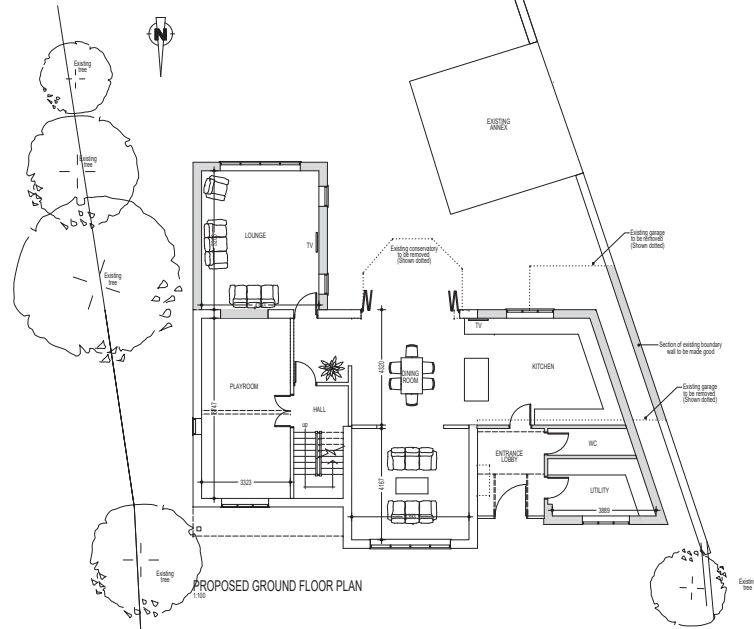


PA/2017/1300

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PA/2017/1300 Proposed plans and elevations (not to scale)



PROPOSED ISOMETRIC VIEWS

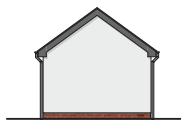
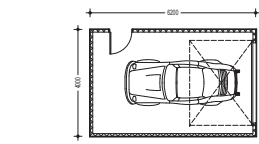
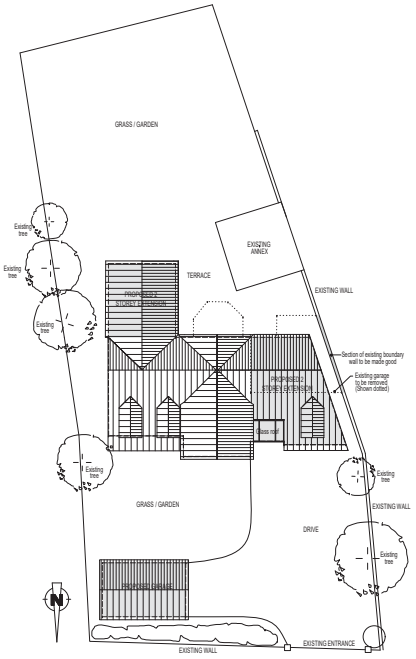


AMENDED

PA/2017/1300

NOTES FOR BUILDERS AND DEVELOPER / CLIENTS

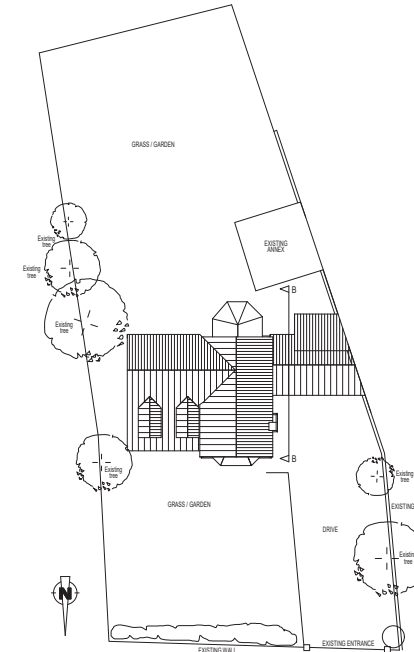
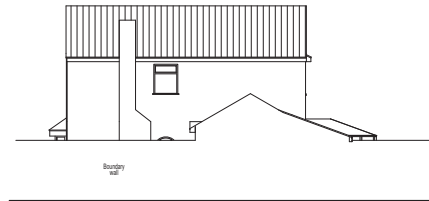
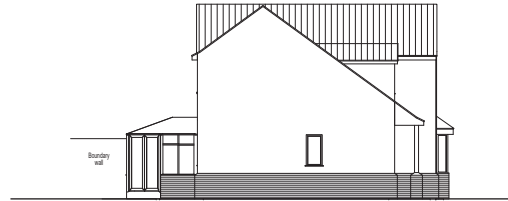
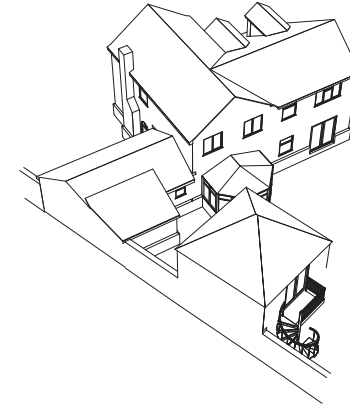
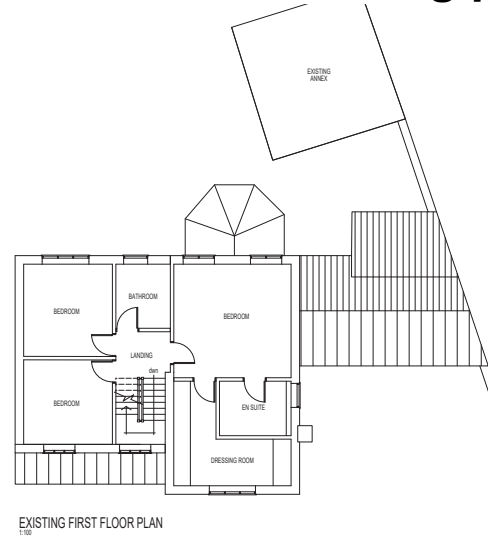
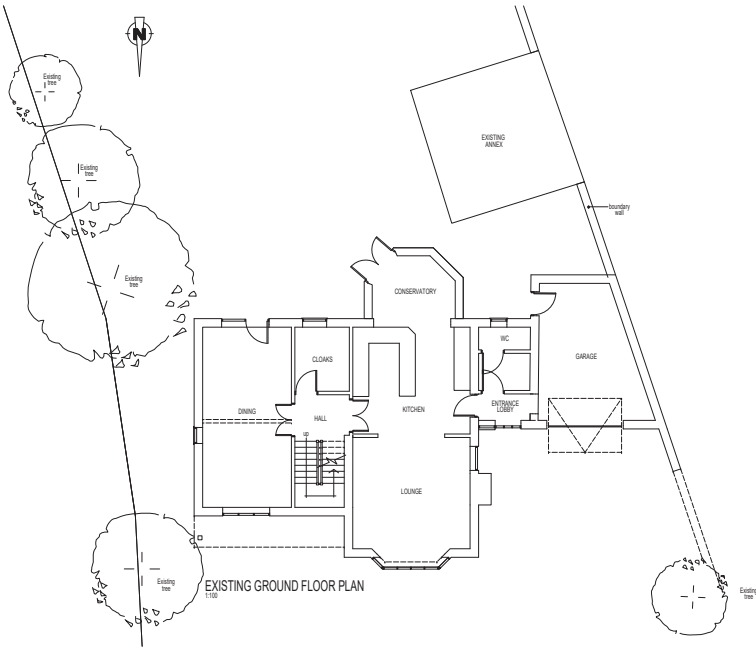
- These works will need to comply with CDM 2015 and the client must appoint either the builder or other suitably qualified parties to act as 'Principal Designer' as required under the Act. **Cadworx Ltd will not act as 'Principal Designer'**
- The builder must carry suitable insurances for the works, prepare a specific risk assessment and have expertise in undertaking the operations required to satisfactorily complete these works in a safe manner at all times.



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Project	PROPOSED EXTENSIONS AND ALTERATIONS ASHDENE LOW HALL ROAD EAST LOUND		
Title:	PROPOSED PLANS AND ELEVATIONS		
Scale	Date	Drawn	
100 @ A1	07-2017	DS	
Drawing No.	GUEST - 2017 - 111 A		
A B C D E F G H U			

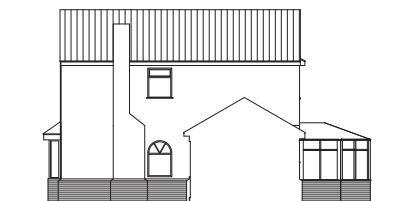
PA/2017/1300 Existing plans and elevations (not to scale)



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AMENDED




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Project: PROPOSED EXTENSIONS AND ALTERATIONS ASHDENE LOW HALL ROAD EAST LOUNDS
 Title: EXISTING PLANS AND ELEVATIONS

Scale	Date	Drawn
100 @ A1	07-2017	DS
Drawing No. GUEST - 2017 - 01 A		
A B C D E F G H U		