

APPLICATION NO PA/2017/2044

APPLICANT Mr Mark Birkett

DEVELOPMENT Planning permission to erect a two-storey rear extension including rooflights

LOCATION Rose Cottage, Coronation Road, Ulceby, DN39 6SX

PARISH Ulceby

WARD Ferry

CASE OFFICER Mark Niland

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officers discretion

POLICIES

National Planning Policy Framework: Paragraphs 9, 58 and 118 apply.

North Lincolnshire Local Plan: Policies DS1, DS5, RD2, RD10 and T19 apply.

North Lincolnshire Core Strategy: Policies CS5 and CS17 apply.

CONSULTATIONS

Highways: No objections or comments.

Ecology: No objections subject to planning conditions.

PARISH COUNCIL

No objections.

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

Site characteristics

The site is located close to the settlement boundary of Ulceby in the open countryside. It is accessed via a private track from Coronation Road. The existing dwelling is a traditional farmhouse rendered cream with a central chimney stack. It has a large amount of land to the rear.

The applicant is proposing a two-storey rear extension.

The following considerations are relevant to this proposal:

- **impact upon the countryside**
- **residential amenity**
- **appearance**
- **parking**
- **ecology.**

Impact upon the countryside

Policy RD10 of the North Lincolnshire Local Plan is concerned with replacement, alteration and extension of dwellings within the countryside. Part 'II' of the policy states:

Proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended.

The applicant is seeking to erect an extension that would increase the cubic volume of the original dwelling by an amount that would clearly be contrary to the above policy. That said, the applicant has full permitted development rights intact and would be able to achieve a volume of built form not too dissimilar to the proposal (which may include side extensions, two-storey rear extensions etc). It is therefore considered that the volume increase in this instance is acceptable.

Residential amenity

Policy DS5 of the local plan is concerned with residential extensions. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposal seeks to erect a large two-storey extension to the rear. The nearest dwelling is located on Model Farm Lane (No. 3) over 20 metres away. Given the separation distance, it is considered that there would be no overbearing impact or overshadowing. There is a window on the first floor on this elevation, however it serves the landing and it is considered that the level of overlooking from this elevation would not give rise to an unacceptable level of overlooking.

It is therefore considered that the proposal would not have any overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity of adjoining neighbours and aligns with policy DS5 of the local plan.

Appearance

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The scale and massing of the proposal is substantial in relation to the existing dwelling, however it is located to the rear and does not alter the principal façade of the dwelling house. In terms of materials, the applicant is proposing 'facing brickwork' for the walls and terracotta concrete pantiles for the roof. Whilst the roof materials are acceptable, the materials proposed for the walls are not clear. Therefore a condition requiring materials to match unless otherwise agreed with the local planning authority will be attached in the interests of visual amenity.

Given the above, it is considered that the proposal is in accordance with policies DS5 of the local plan and CS5 of the Core Strategy.

Parking

Policy T19 is concerned with parking and directs applicants to appendix 2 of the local plan which sets out parking standards. The detached dwelling has a requirement for two or more off-street parking spaces. The applicant does not make any amendments to the existing access arrangement and Highways have no objections to the proposal. The dwelling is accessed off a private track and there is both capacity to park and the ability to enter and leave in a forward gear.

The proposal is therefore in accordance with policy T19 of the North Lincolnshire Local Plan.

Ecology

Policy CS17 of the Core Strategy is concerned with biodiversity and is reinforced by paragraphs 9 and 118 of the National Planning Policy Framework. The area is located in the open countryside and the application is supported by an ecological assessment. The council's ecologist has reviewed the submission and has stated that, whilst there is low potential for roosting bats, great crested newts and nesting birds are known to be present in the area.

The ecologist has recommended a condition requiring a biodiversity management plan to be submitted. This is considered appropriate mitigation given the prevalence of protected species and will be duly attached to any 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: Proposed Elevations 021117-03A, Floor Plans 021117-02, Block Plan stamped 14th December and Ecological Appraisal March 2018.

Reason

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

3.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to great crested newts, hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed;
- (c) details of nesting sites to be installed to support house sparrows and other bird species;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (g) prescriptions for the creation of wetland habitat as part of sustainable drainage;
- (h) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

4.

The external materials to which this permission relates shall match those of the existing dwelling unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of character in line with policies RD2 and RD10 of the North Lincolnshire Local Plan.

5.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

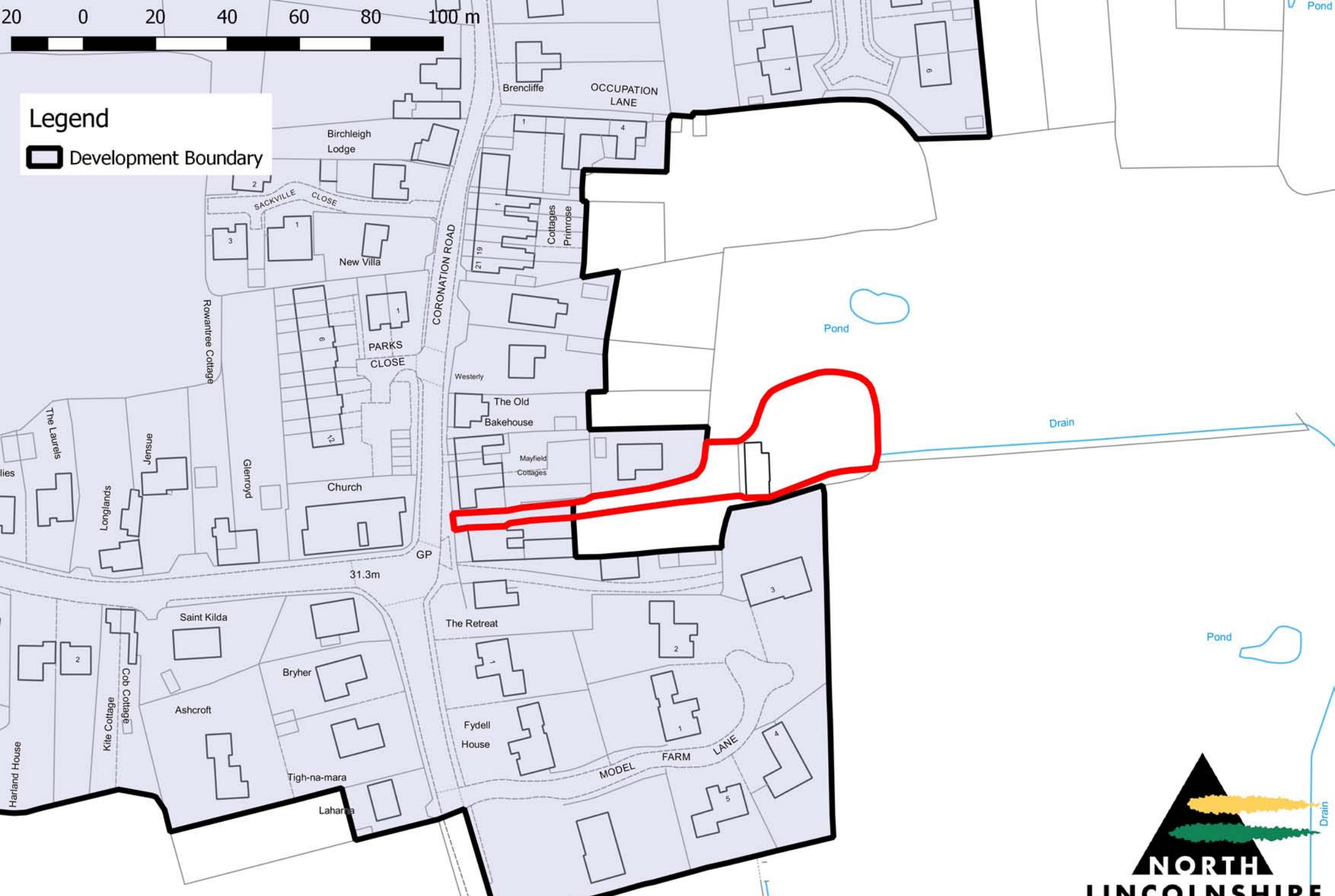
Informative

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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Legend

 Development Boundary

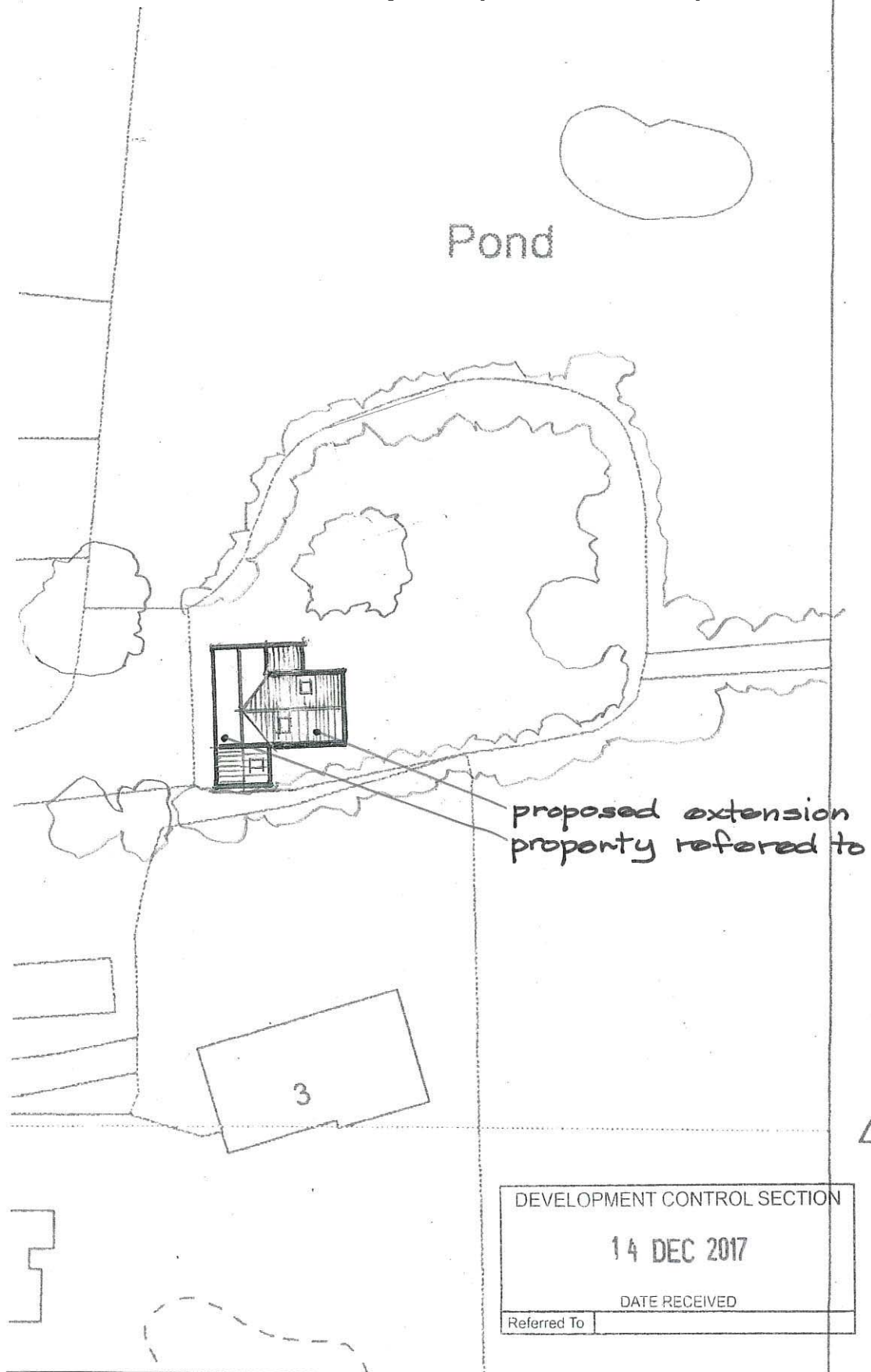


PA/2017/2044

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PA/2017/2044 Block plan (not to scale)



DEVELOPMENT CONTROL SECTION
14 DEC 2017
DATE RECEIVED
Referred To

Block Plan scale 1:500

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