

APPLICATION NO PA/2018/947

APPLICANT Mr Garry Brewing

DEVELOPMENT Planning permission to erect extensions and undertake alterations to create a dormer bungalow together with the erection of a detached garage and workshop with accommodation above and a detached shed

LOCATION Tree Tops, 26 Church Lane, Bonby, DN20 0PS

PARISH Bonby

WARD Brigg and Wolds

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Bonby Parish Council

POLICIES

National Planning Policy Framework: 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.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside), RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside), DS1 (General Requirements) and DS5 (Residential Extensions) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design in North Lincolnshire) apply.

CONSULTATIONS

Highways: No objection.

Historic Environment Record: The proposal does not adversely affect any heritage assets of archaeological interest or their settings.

PARISH COUNCIL

No objection to the extensions and alterations to create a dormer bungalow. Object to the garage and workshop on the grounds that a new property may be created and that the term 'accommodation' is vague in its interpretation. Concerned that the development may result in more than five dwellings being served from a private road and there have been previous attempts to develop the site for housing.

PUBLICITY

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

ASSESSMENT

The application site is a detached bungalow which is set within a spacious plot outside the defined settlement boundary for Bonby. The bungalow is located towards the rear of the site (eastern boundary) with the principal garden area located to the west. There are a number of outbuildings within the curtilage of the dwelling which include a stable and lean-to adjacent to the driveway, a detached single garage to the north of the dwelling and an additional workshop/lean-to structure in the south-eastern corner. The southern and western boundaries of the site are defined by a line of mature trees and the land slopes in an east to west direction. The dwelling is accessed via an unmade track which also serves four other detached properties and which, in the wider context, is served from Church Lane to the north-west. Planning permission is being sought to raise the height of the ridge line and for an extension to the side of the dwelling to form a dormer bungalow, to erect a detached shed with outdoor living space and for the erection of a detached garage and workshop with additional residential accommodation above.

The main issue in the determination of this planning application is the principle of development (incorporating impact on the countryside).

Principle

The main element of the proposal is the raising of the ridge line of the existing bungalow and the erection of extensions to the front and side of the dwelling. The house is located outside the defined settlement boundary for Bonby within the open countryside. Therefore policy RD10 of the North Lincolnshire Local Plan applies and sets out the criteria for extensions to properties in the countryside. Policy RD10 states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- the volume of the 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;
- all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

In this case it is acknowledged that the proposal represents more than 20% additional volume (72%) to the existing dwelling and will add significantly more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. Notwithstanding this, the volume permitted under policy RD10 does not take into account permitted development rights and the applicant could therefore extend the property by a significant amount if they chose to exercise those permitted development rights. The intention of this policy and the volume restriction set out within it is to protect the character of the open countryside. The proposed extensions are to either side of the dwelling and whilst they will form a visually prominent form of built development, they will also serve to provide a balanced appearance to the principal elevation. It is worth noting that this

dwelling is not located in an isolated position, it is on the south-eastern edge of Bonby in a residential area, in close proximity to a number of large, two-storey residential properties set within spacious plots.

The plans show that the ridge line of the dwelling will be increased by 2.2 metres to an overall height of 6.6 metres. Whilst policy RD10 of the North Lincolnshire Local Plan seeks to ensure that the original dwelling forms the dominant visual feature, it is worth noting that the dwelling, in its extended form, is considered to be proportionate in both scale and height with a number of the two-storey dwellings in the immediate residential locality. Furthermore, views of this dwelling are not readily available from the public highway owing to the fact that the existing bungalow is well screened as a result of it being set back a distance of 110 metres from Church Lane and the level of natural screening afforded to it by the line of mature trees along the southern and western boundaries. Views of the dwelling in its extended form from the surrounding landscape will therefore be limited; the property is not located in a sensitive position and will not form a visually dominant or incongruent feature in the rural landscape.

In terms of its appearance and design, the plans show that the single-storey extension to the western elevation will be constructed from a red-multi brick and the extension to the east and rear will be rendered in an off-white finish. The planning application form states that the house will be re-roofed with red pantiles; this will ensure a uniform appearance to the roof of the dwelling in its extended form. It is acknowledged that the mix of external materials proposed to the house will ensure that its principal elevation will have a contrasting appearance; however, the mix of red brick and white render are external materials which are visually prevalent in the local street scene. The plans show that the dwelling, in its extended form, will have a balanced appearance to its principal elevation, the dormer windows and a rooflight in the front roof slope being in vertical alignment with the ground floor openings, and a timber-framed entrance positioned centrally with a pitch that corresponds with the dormer windows and the projecting gables to either side. Each of the remaining elevations is broken up by a combination of window and door openings; this breaks up the mass of the dwelling in its extended form.

It is also proposed to erect outbuildings within the curtilage of the dwelling, the largest of which is a garage and workshop with accommodation above which will be constructed in a cart lodge style. It will be positioned 1.6 metres to the south-west of the dwelling and, given this proximity, it will therefore be viewed as an ancillary outbuilding to the dormer bungalow. Given the difference in ground levels across the site, the plans show that the ridge line of the proposed cart lodge will be significantly below the ridge line of the dwelling in its extended form, there being a difference of approximately 2 metres. It has been designed in a cart lodge style with a half hip roof to be constructed from a timber frame with a red pantile roof; this is considered to be acceptable in visual amenity terms.

Concern has been raised by Bonby Parish Council that the accommodation proposed above the garage and workshop has the potential to be utilised as a separate unit of accommodation. It should be noted that planning permission would be required if this space were to be sold or let as a separate unit of residential accommodation and such an application would be considered on its own merits at that time. No information has been submitted with this planning application to suggest that this space will be used as a separate unit of residential accommodation. Therefore no additional dwellings are being created as a result of the proposals and subsequently there is no requirement for the vehicular access to be made up to adoptable highway standards.

Finally, it is also proposed to erect a detached shed with outdoor living space on land adjacent to the vehicular access. The plans show that this outbuilding will be located in the same position as the existing stable and lean-to and will occupy a similar built footprint. It will be constructed from a timber frame with a half-hip roof and therefore will mirror the appearance of the proposed cart lodge, albeit at a smaller scale.

Other issues

Given the separation distance to the nearest residential property (12.1 metres to the north) the proposed extensions and ancillary outbuildings are not considered to result in loss of residential amenity. Sufficient garden is to be retained to the front of the property for the personal enjoyment of the applicant.

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: Site Location Plan, GB-001-18-01, GB-001-18-02, GB-001-18-03, GB-001-18-04, GB-001-18-05 and GB-001-18-06.

Reason

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

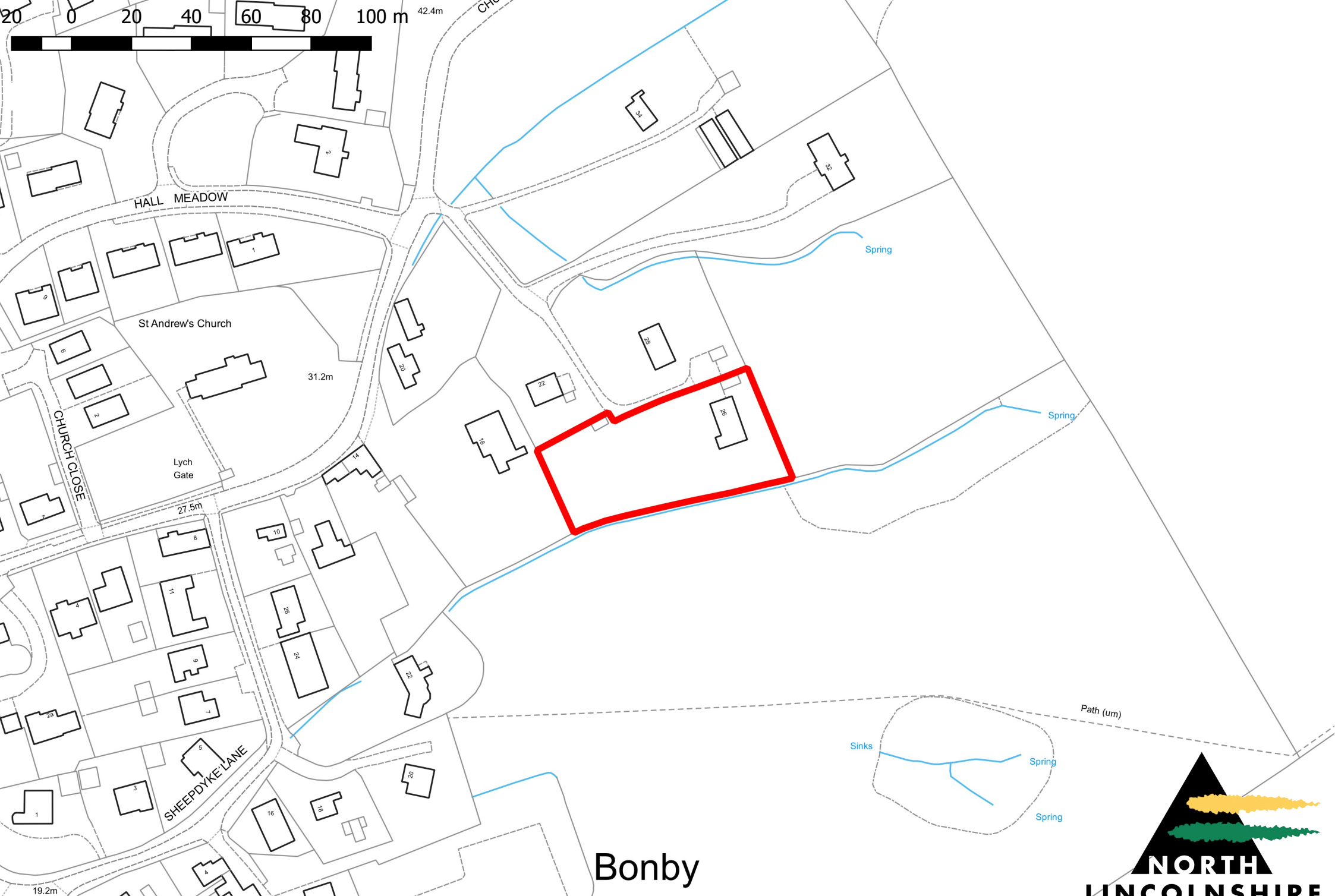
3.
The development hereby permitted shall be constructed in accordance with the schedule of materials set out in section 9 of the planning application form and once constructed it shall thereafter be retained.

Reason

To define the terms of the permission and to ensure that the development is in keeping with the character and appearance of the area in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan and CS5 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.



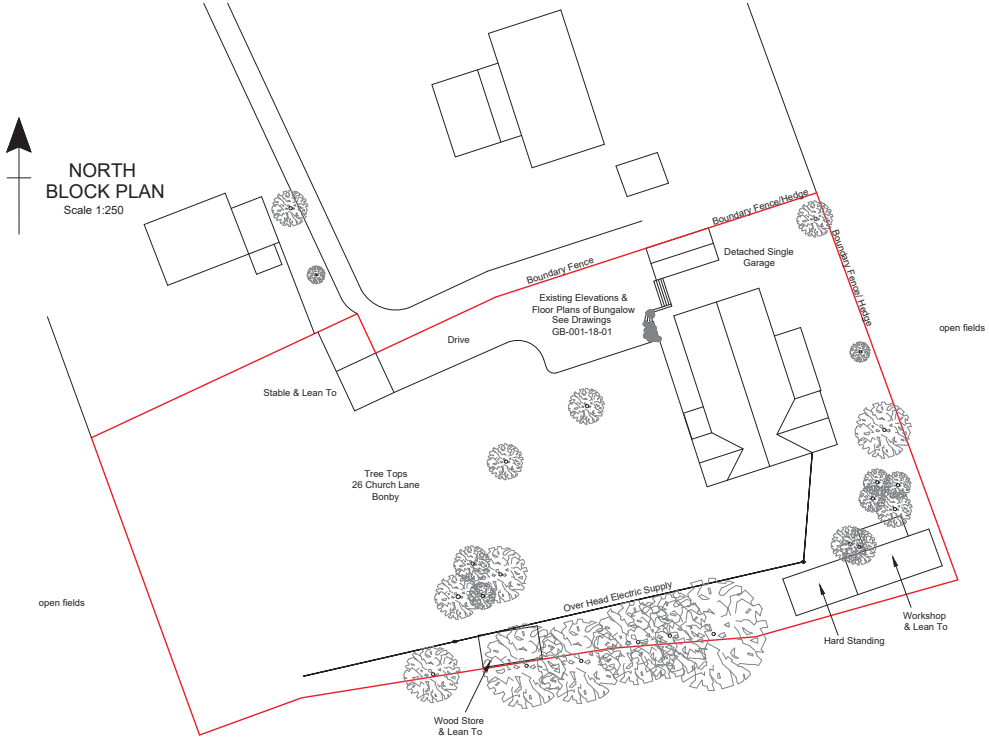
Bonby

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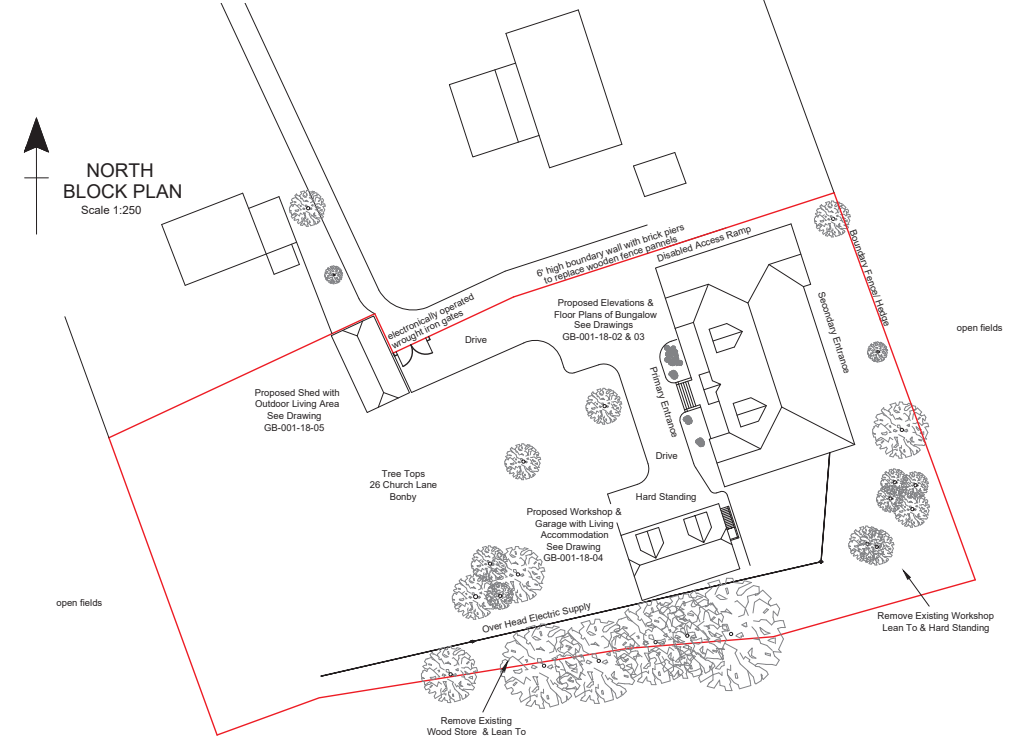
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PA/2018/947 Existing & proposed block plan & elevations (not to scale)



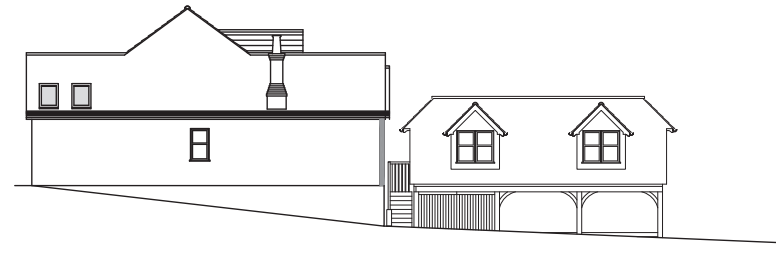
Existing Block Plan



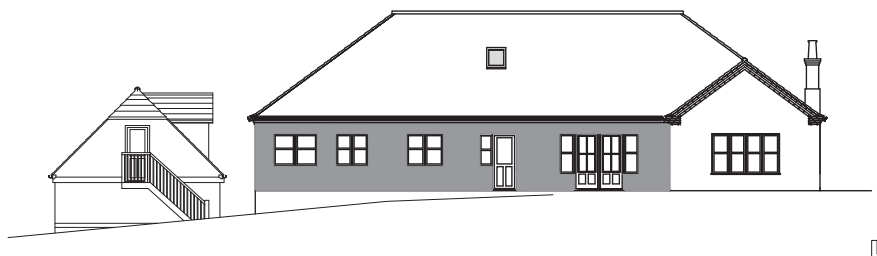
Proposed Block Plan



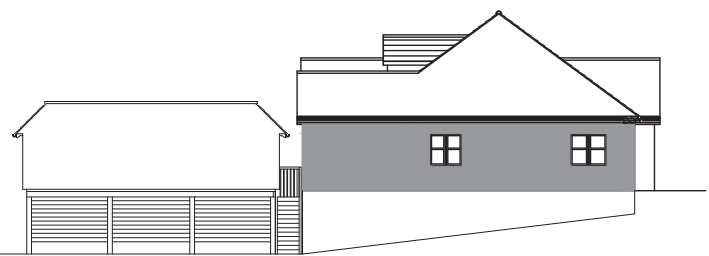
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

P1	CD	15/05/18	Drawing Issued to Building Control	
P0	CD	27/04/18	Drawing Issued For Comment	
Rev	Name	Date	Description	
Drawn	CD	24/02/18	Existing Application No	PA/2018/
Chkd			Bigg Regs Application No	001
Survey	CD	15/02/18		

<p>Design / Draught / the perfect Solution!</p>	<p>Preliminary Drawing</p>	
<p>Title Existing & Proposed Block Plans & Elevations</p>		
<p>Address Tree Top, 26 Church Lane Bonby North Lincolnshire. DN20 0PS</p>		
<p>Applicant Mr & Mrs Brewin</p>	<p>Rev No P1</p>	
<p>Tel</p>	<p>Drg No GB-001-18-06</p>	

These drawings are issued for Outline Planning Submission only. Full Planning Permission shall be obtained prior to commencement of work. The work may not be started until an application for Building Control has been submitted & that any work undertaken is at the client's risk until such a time as a formal approval notice is issued. Note that the Local Authority Building Control Dept must be notified prior to start on site & that the Local Authority has Granted Planning Permission & that any Planning conditions are met. The Government's Standard Assessment Procedure for assessing the energy performance of dwellings is applicable to self-contained dwellings of the total floor area not exceeding 450m². The procedure shall be determined to meet the compliance of the required building regulations any deviation to the building fabric specified at the design stage & not complying to the EAP assessment at the completion stage of the building shall be the responsibility of the person, persons that authorised the deviation from the design specifications.