

APPLICATION NO	PA/2018/997
APPLICANT	Mr Philip & Mrs Sarah Moynan
DEVELOPMENT	Planning permission to erect a single-storey side extension and a detached garage
LOCATION	Hope Farm, Winteringham Lane, West Halton, DN15 9AX
PARISH	West Halton
WARD	Burton upon Stather and Winterton
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

National Planning Policy Framework: 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 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside.

Paragraph 64 of Core Planning Principle 7 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, DS5, RD2, RD10, T2, T19 and SPG:1 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3 and CS5 apply.

CONSULTATIONS

Highways: No objection.

PARISH COUNCIL

No response.

PUBLICITY

Advertised by site and press notice. No comments have been received.

ASSESSMENT

Planning permission is sought for a single-storey side extension to the existing single-storey dwelling located on the site and for a detached garage. The existing dwelling was only approved on this site as a need for an agricultural worker was demonstrated through planning permissions PA/2015/0402 (removal of condition 1 of application PA/2011/1454) to allow permanent occupation of the dwelling and PA/2008/1554 (planning permission to erect a temporary dwelling in connection with agriculture). Agricultural occupancy conditions are attached to both these permissions and permitted development rights have been removed from the dwelling which requires all extensions to the dwelling to need planning permission. The applicants run a calf-rearing unit from the site. The site is located within Flood Zone 2/3a (tidal).

Since the granting of a permanent permission for a dwelling on the site under PA/2015/0402 the applicant's family has extended in size with the addition of two children. The existing dwelling resembles a single-storey timber lodge and comprises three modest-sized bedrooms, a bathroom, study, sitting room and kitchen/diner. The proposed extension to the main dwelling is also single-storey, designed to resemble a timber log cabin, and will be located at right angles to the main dwelling. The accommodation within the extension comprises three bedrooms, a bathroom and an en-suite. The extension is a similar size to the existing dwelling on the site and will therefore increase its size by almost 100%. The existing accommodation in the main dwelling will be reconfigured internally to form a kitchen, dining room, study, bedroom, cloakroom, utility room and sitting room. A detached timber garage located to the south of the dwelling is also proposed.

The main issues associated with this proposal are whether an extension to the existing dwelling is acceptable in principle, and if so, whether the design of the extension, and its impact on neighbours, the amenity of the locality and on the highway is also acceptable.

The principle of the development

The site is located within the open countryside. A permanent dwelling was only granted on the site as it was demonstrated that there was a functional need for an agricultural worker on the site and the financial viability of the business was established. The size of the dwelling is dependent on the scale of the rural enterprise carried out on the site. In addition, under policy RD10 of the North Lincolnshire Local Plan, the size and scale of extensions located in the open countryside are also restricted.

In this case, the applicants' personal circumstances are such that, with the addition of two children, a larger dwelling is required. In terms of the rural enterprise, this comprises the breeding of over 240-280 calves on the site. A very modest log cabin style of dwelling has already been approved on the site. It is considered that the proposed extension will still be proportional to the scale of the rural enterprise established on the site. The proposal therefore accords with the National Planning Policy Framework (NPPF), policy CS3 of the Core Strategy and policy RD2 of the North Lincolnshire Local Plan. It is also considered, in terms of policies RD10 and RD2 of the North Lincolnshire Local Plan, that, although the proposed extension will increase the size of the existing dwelling on the site by almost

100%, due to its single-storey timber design and its siting within a substantial-sized plot, it will not create any adverse impact on the open countryside and is considered to be acceptable in principle in this case.

Design

In terms of design, the proposed extension and garage are both single-storey and will be timber with pantiles to match the existing dwelling on the site. The buildings have been designed to reflect the rural character of the area and therefore accord with design advice in the NPPF, policies CS1, CS2, CS3 and CS5 of the Core Strategy and policies RD2, RD10, DS1, DS5 and SPG:1 of the North Lincolnshire Local Plan.

Impact on the amenity of the locality

In terms of the impact on the amenity of the locality, the proposed extension and garage are set back from Winteringham Lane and hedging on the site boundaries will provide some screening of the proposals. The extensions will be viewed in context with the existing rural enterprise (calf rearing) on the site and will not cause any demonstrable harm to the amenity of the locality. The proposal accords with policy contained within the NPPF, policies CS1, CS2, CS3 and CS5 of the Core Strategy and policies RD2, RD10, DS1, DS5 and SPG:1 of the North Lincolnshire Local Plan.

Impact on neighbours

In terms of neighbours, this area of Winteringham Lane comprises a number of sporadic properties located along the lane. The proposed extension to the dwelling is located over 30 metres from the nearest residential property. The proposed extension is single-storey and is screened by hedging on the site boundaries. As a result no loss of amenity will be caused to neighbours. The proposal accords with policy CS5 of the Core Strategy and policies RD2, RD10, DS1, DS5 and SPG:1 of the North Lincolnshire Local Plan.

Impact on the highway

The access to the site will remain unchanged. The garage proposed will provide undercover parking for the applicants' vehicles. In terms of highways, no objections have been received and therefore the access and car parking arrangements are considered to be acceptable and accord with policies T2, T19 and DS1 of the North Lincolnshire Local Plan.

Flood risk

In terms of flood risk, the site lies within flood zone 2/3a and is therefore at high risk of flooding. However, as the application is only for extensions to the existing dwelling, no flood risk assessment is required.

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: 768M-02A, site location plan, 768M-05B, 768M-01A, 768M-04A and 768M-03B.

Reason

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

3.

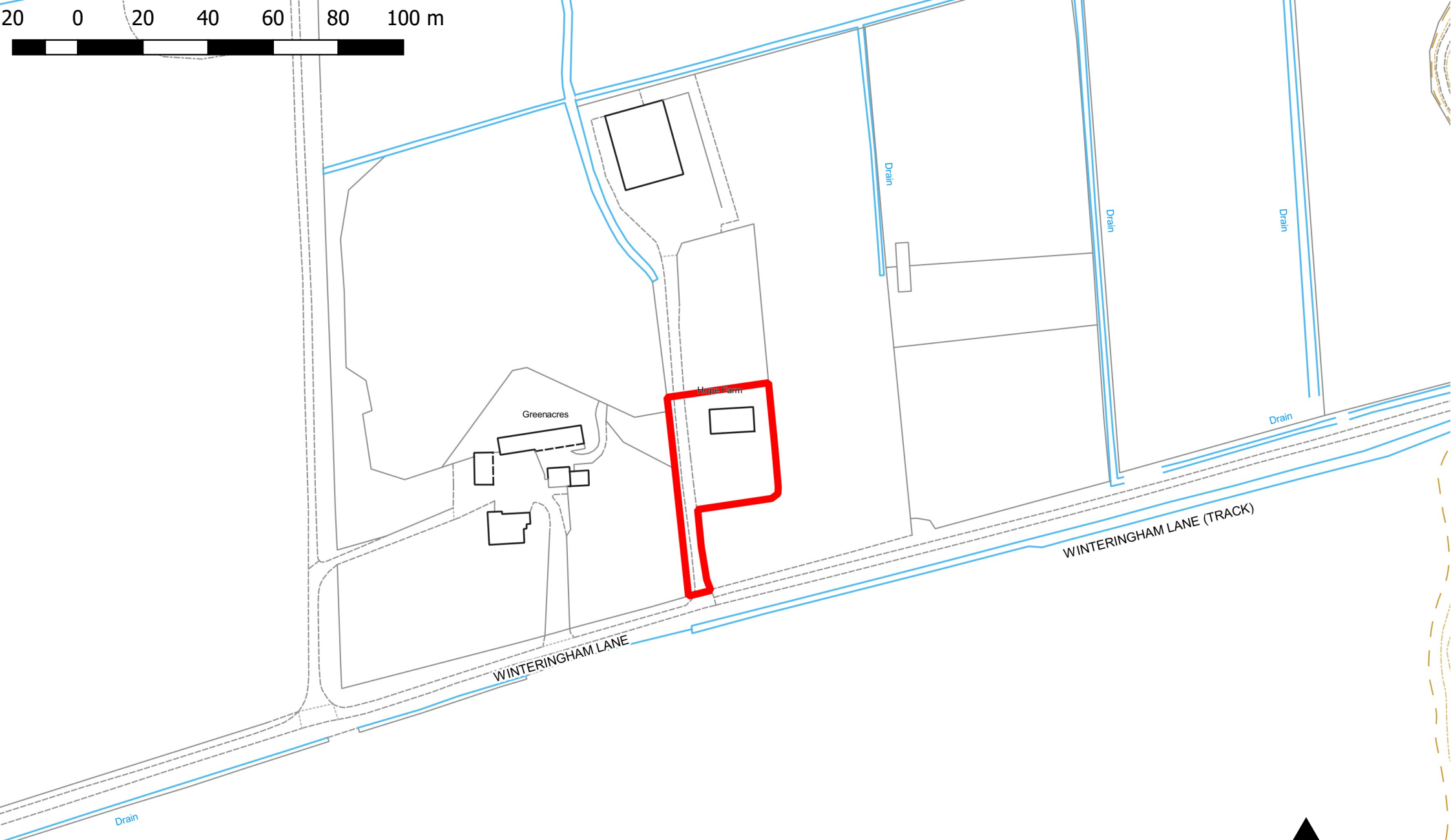
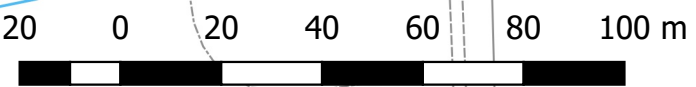
The occupation of the extension shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

To comply with policy RD2 of the North Lincolnshire Local Plan, policy CS3 of the Core Strategy and paragraph 55 of the National Planning Policy Framework as the site lies within the open countryside where development is strictly controlled.

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/2018/997

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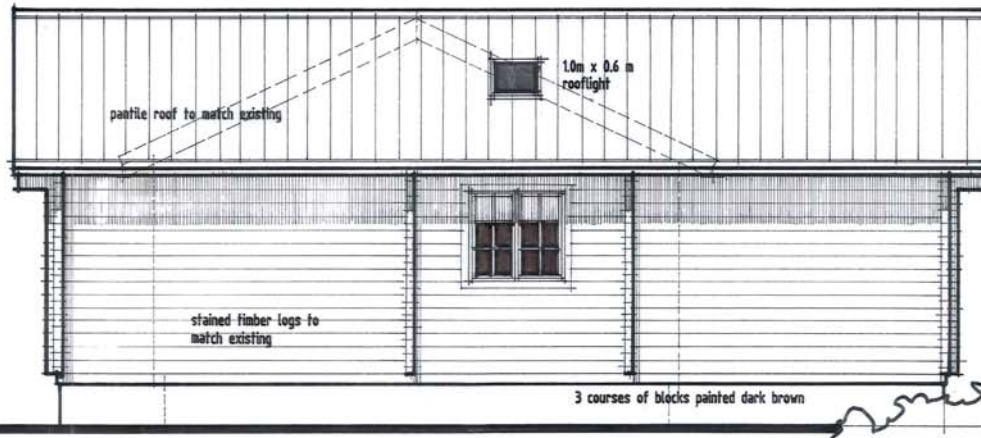


PA/2018/997 Proposed elevations (not to scale)

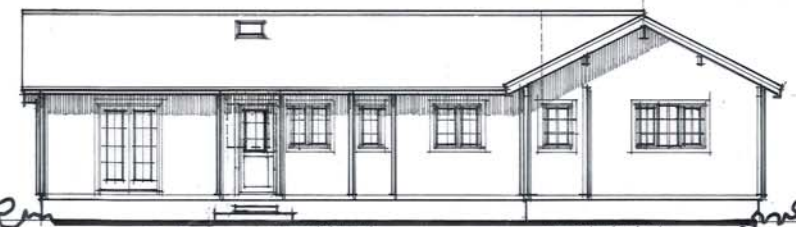


south elevation

NB please note that new ridge, eaves heights and eaves details to match existing building
All dimensions to be checked on site



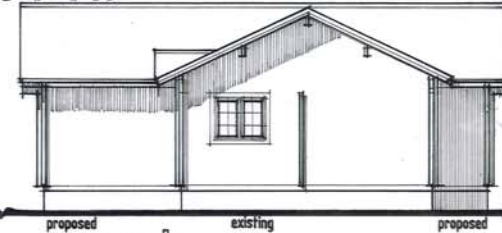
west elevation



north

remove window and install new door

proposed extension to match existing



east

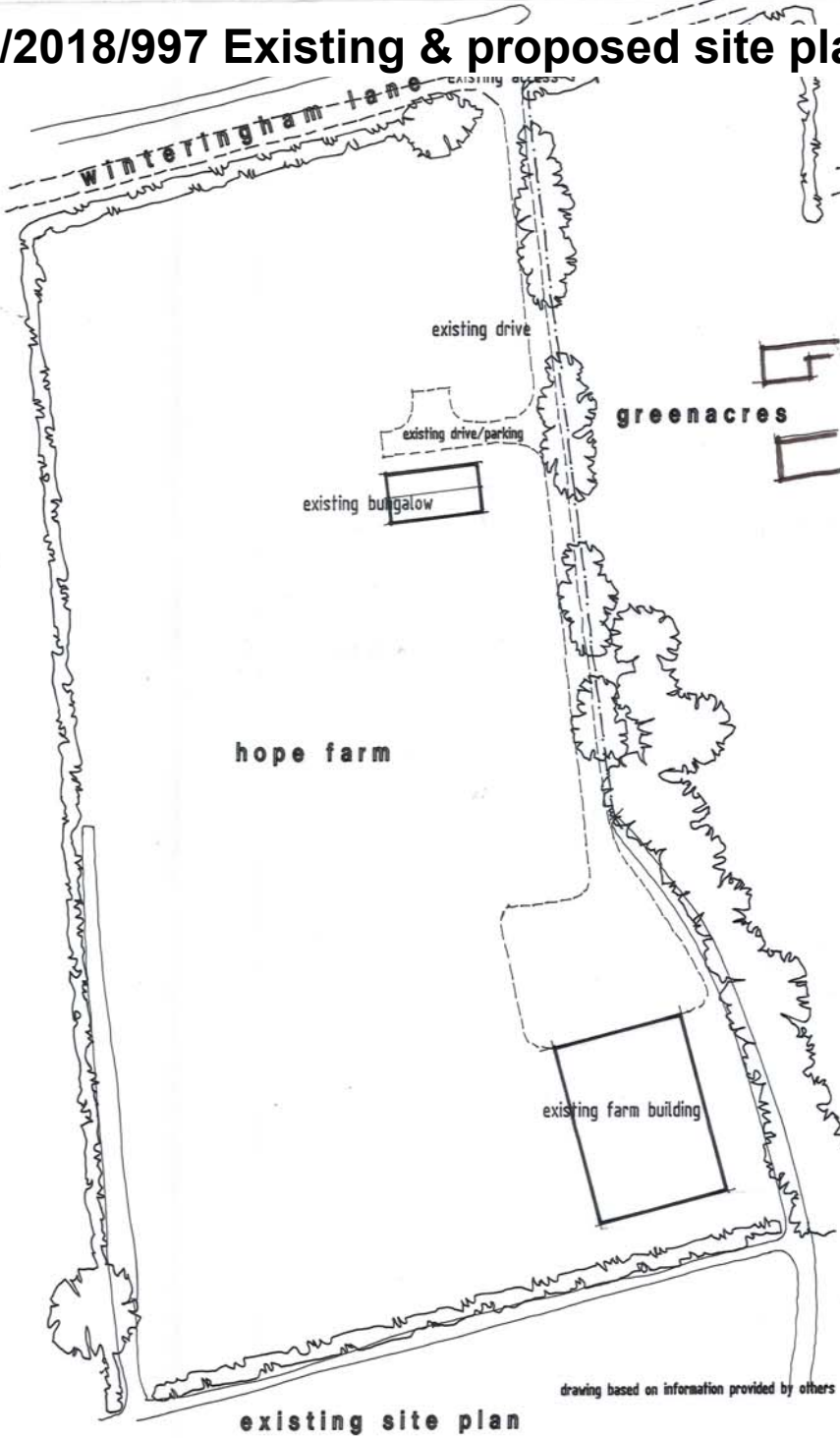
PROPOSED EXTENSION

HOPE FARM - WINTERINGHAM LANE - WEST HALTON

PHIL & SARAH MOYNAN

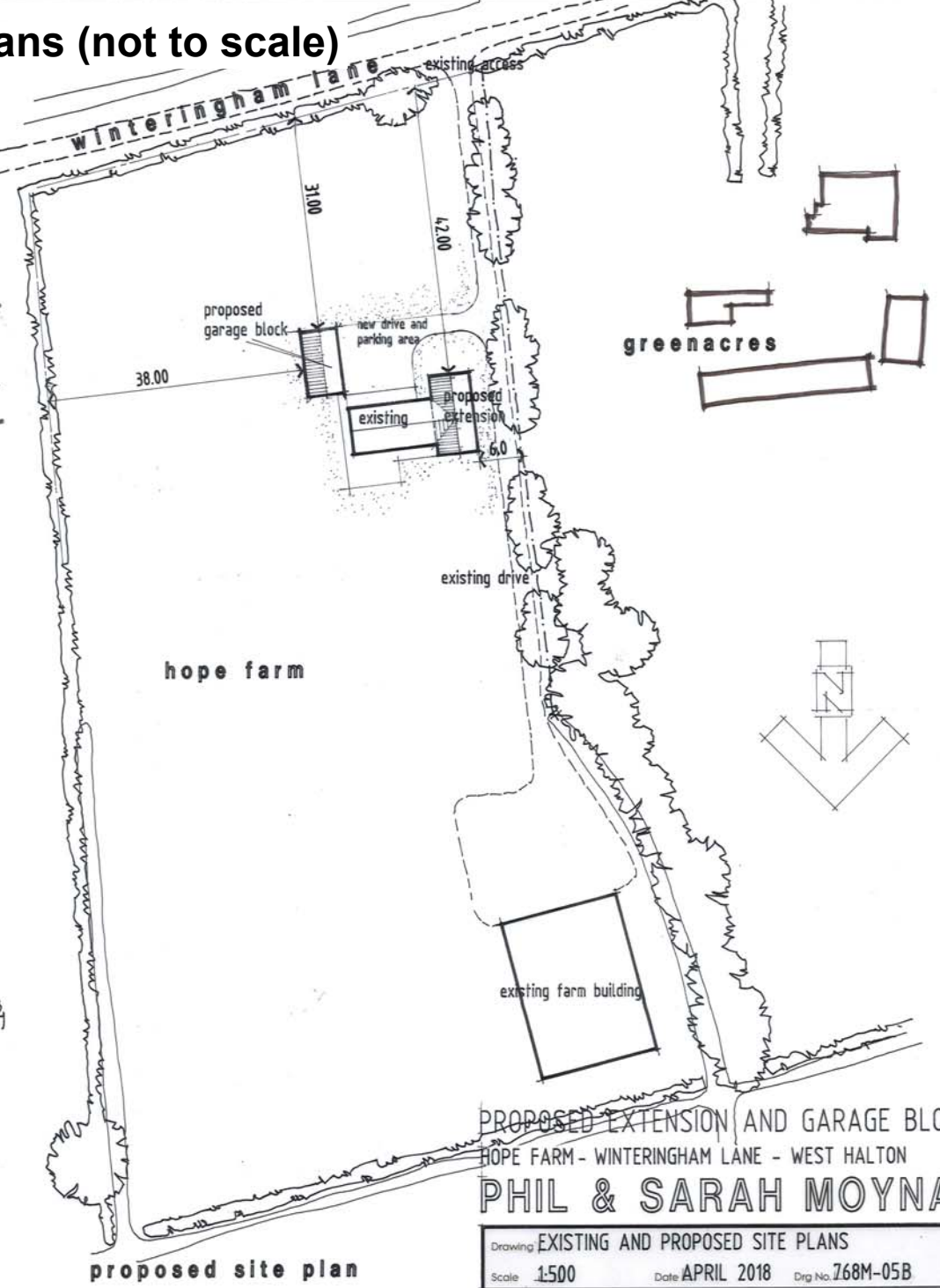
Drawing PROPOSED ELEVATIONS		RAW DESIGNS
Scale 1:50 1:100 A2	Date APRIL 2018	
Dirg No. 768M-03B		
<small>RAW DESIGNS ** Architectural Designers * 2 Redwing Close * Skellingthorpe * Lincoln * LN6 5SH R. Andrew Watshaw ** Design Consultant ** t: 01522 694 862 ** m: 07754 659 265 Please note that copying or reproducing any or whole part of this drawing is copyright reserved by RAW DESIGNS</small>		

PA/2018/997 Existing & proposed site plans (not to scale)



existing site plan

drawing based on information provided by others



proposed site plan

**PROPOSED EXTENSION AND GARAGE BLOCK
HOPE FARM - WINTERINGHAM LANE - WEST HALTON
PHIL & SARAH MOYNAN**

Drawing EXISTING AND PROPOSED SITE PLANS		RAW DESIGNS
Scale 1:500	Date APRIL 2018 Drg No. 768M-05B	
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