

**APPLICATION NO** PA/2018/1702  
**APPLICANT** Mr & Mrs M Jubb  
**DEVELOPMENT** Planning permission to erect a conservatory  
**LOCATION** 7 Willow Grove, Keadby, DN17 3ET  
**PARISH** Keadby with Althorpe  
**WARD** Axholme North  
**CASE OFFICER** Emma Carrington

**SUMMARY** Grant permission subject to conditions  
**RECOMMENDATION**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Keadby with Althorpe Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 11 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.

Paragraphs 124–132 state 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:**

Policy DS1 – General Requirements

Policy DS5 – Residential Extensions

### **North Lincolnshire Core Strategy:**

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS5 – Delivering Quality Design in North Lincolnshire

## **CONSULTATIONS**

**Highways:** No objections.

## **PARISH COUNCIL**

Objects to this application as it considers a conservatory on the front of the dwelling would not be in keeping with surrounding properties.

## **PUBLICITY**

A site notice has been displayed; no comments have been received.

## **ASSESSMENT**

Planning permission is sought to erect a single-storey conservatory on the front elevation of a terraced property in the settlement boundary for Keadby. Willow Grove is a small cul-de-sac development of around 12 properties, with two terraces and two pairs of semi-detached properties. The development is characterised by very long front gardens, with smaller rear gardens. The frontages are very open, with a feeling of spaciousness in the street scene.

**The main issue in the determination of this application is whether the proposal is in keeping with the character of the area.**

The proposed conservatory measures 4.5 metres wide by 4.5 metres from the frontage of the main dwelling. The front garden is 18.9 metres long and 8.5 metres wide. In relation to this size of front garden the conservatory is relatively small and will not detract from the existing open character of the area. It will not have a negative impact on the residential amenities of adjoining neighbours as it is set in from the boundaries and there are no habitable room windows that will be affected by the proposal. The scale and design of the conservatory is considered to be appropriate as it is subordinate to the size and scale of the main property and is not over-development. The materials to be used will match the brick and tile of the main dwelling.

The parish council has objected to the proposal on the grounds that it is out of keeping with surrounding properties; however, it is considered that the development is not out of keeping with the character of the area nor properties near to the application site. The conservatory has been designed to blend in with the existing property, is small in scale and does not dominate the frontage as the garden is relatively large and the current sense of space on the street frontage will not be lost, particularly as a 14 metre front garden will still be retained. It is considered, therefore, that the proposal is in accordance with the policies in the adopted local plan and core strategy and is recommended for approval.

**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: 1145.02, 1145.03, 1145.04 and 1145.05.

Reason

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

3.

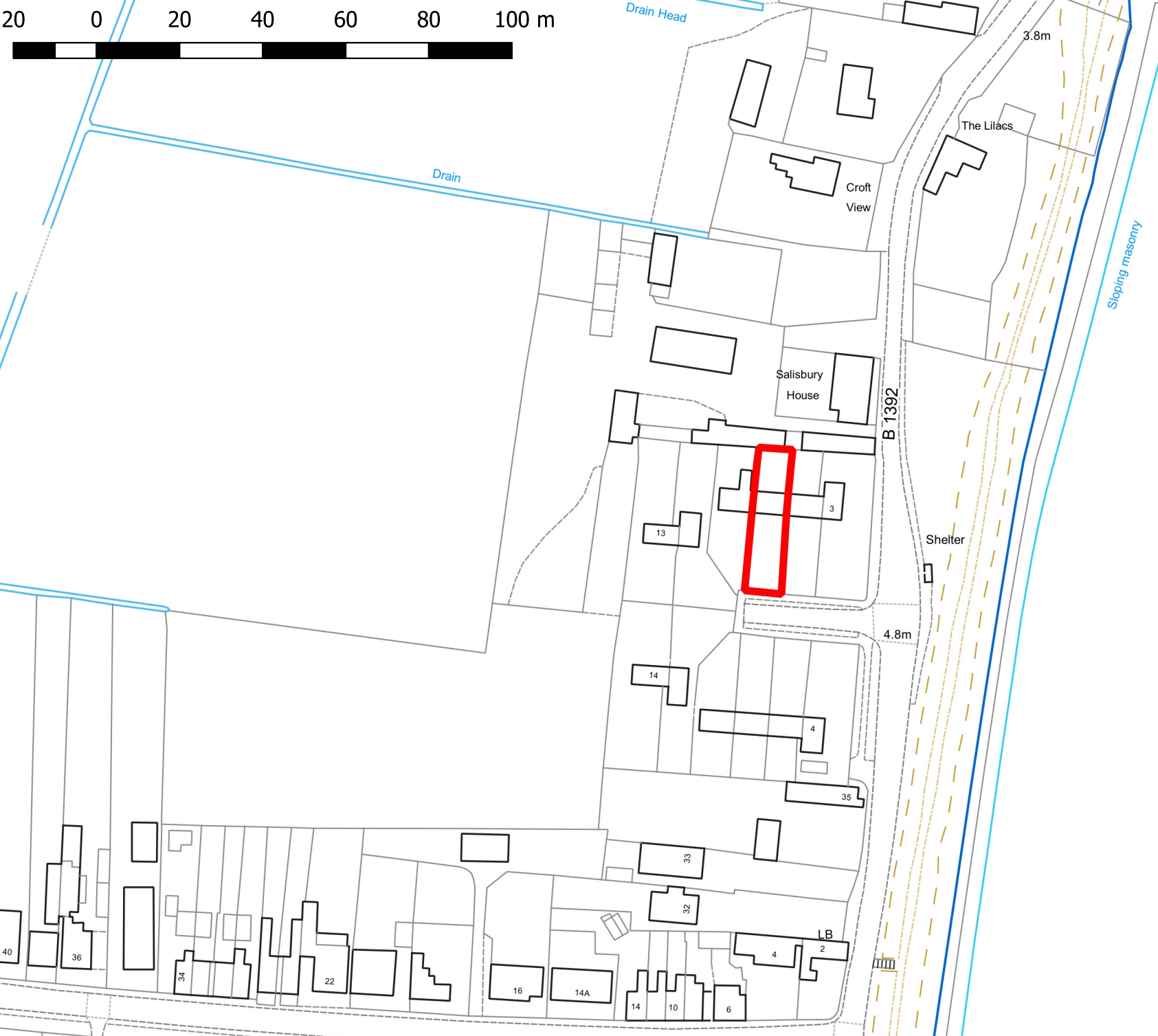
The materials and finishes of the new areas of brickwork and tile shall match the remainder of the building in colour and texture.

**Reason**

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance 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 paragraph 38 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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