

<b>APPLICATION NO</b>	<b>PA/2018/1859</b>
<b>APPLICANT</b>	Richard Anderson
<b>DEVELOPMENT</b>	Planning permission to erect single-storey extension to side and rear of dwelling to include garages, store room, swimming pool and gym
<b>LOCATION</b>	Nuddock Wood Fisheries, Brumby Common Lane, Burringham, DN17 1US
<b>PARISH</b>	Burringham
<b>WARD</b>	Burringham and Gunness
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from planning policy

## **POLICIES**

**National Planning Policy Framework:** Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how this is tested, is essential for achieving this.

**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), DS5 (Residential Extensions) and DS16 (Flood Risk) apply.

**North Lincolnshire Core Strategy:** Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire) and CS19 (Flood Risk) apply.

## **CONSULTATIONS**

**Highways:** No objection.

## **PARISH COUNCIL**

No objection.

## **PUBLICITY**

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

## ASSESSMENT

The application site is an established fishing lakes business located outside the defined settlement boundary for the Scunthorpe and Bottesford urban area, in the open countryside. Vehicular access is gained to the site via an unmade track from Brumby Common Lane to the north and the site is bordered by the M181 motorway to the south and east. The existing dwelling is a large 2½ storey house which is set within a densely vegetated site with fishing ponds located to both the north and south. A smaller single-storey fishing lodge is sited to the south-east of the dwelling and planning permission was granted for a single-storey garage and store extension in 2017 under planning application PA/2017/1001; this extension measured 17.775 metres by 6.1 metres with a ridge height of 5.1 metres. Planning permission is sought to erect a single-storey extension to the side and rear of the dwelling to include garaging, a swimming pool, gym and store room; this extension also incorporates the footprint of the extension approved under PA/2017/1001.

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

### Principle

The main element of the proposal to consider is the large single-storey extension to the side and rear of the dwelling. The house is located outside the defined settlement boundary for Scunthorpe and Bottesford 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 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 single-storey and will be sited to the side and rear of the dwelling; therefore they will not form a visually prominent form of built development and part of the extension will screen the other when viewed from the approach track. It is worth reiterating that part of the proposed extension (the garage and store) already benefits from planning permission and therefore both the principle of development and the impact of this addition upon the character and appearance of the countryside has been assessed. The plans show that the additional section of extension (which measures 25 metres by

18 metres at its widest point) will be screened to the rear of the garage extension and will be of a similar height and external materials of construction. Policy RD10 seeks to ensure the original dwelling remains the dominant visual feature and it is considered, given the scale and height of the existing dwelling and that the extensions are single-storey and proposed to the side and rear of the original dwelling, that its defining features will remain visually dominant in this case.

It is worth noting that views of the dwelling and the site are not readily or widely available and the house is located in a densely vegetated site approximately 370 metres from the public highway (Brumby Common Lane) to the north. The proposed development is therefore well screened by existing mature vegetation and views of the proposed extensions will 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 the single-storey extensions will have a dual pitch roof and will run both parallel and perpendicular to the main dwelling. The extensions will be constructed from facing bricks and clay pantiles to match the appearance of both the dwelling and the anglers' lodge and the stone coping and eaves detailing will also be replicated. The front elevation of the garage extension will be broken up by three double garage doors and the front elevation of the swimming pool extension will be broken up by four double width glazed openings. Given that the proposal is for subservient additions to the side and rear of the dwelling and that views of the extensions are not available within the wider rural landscape, it is considered that the proposal, in general, complies with policy RD10 of the North Lincolnshire Local Plan and is therefore 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.

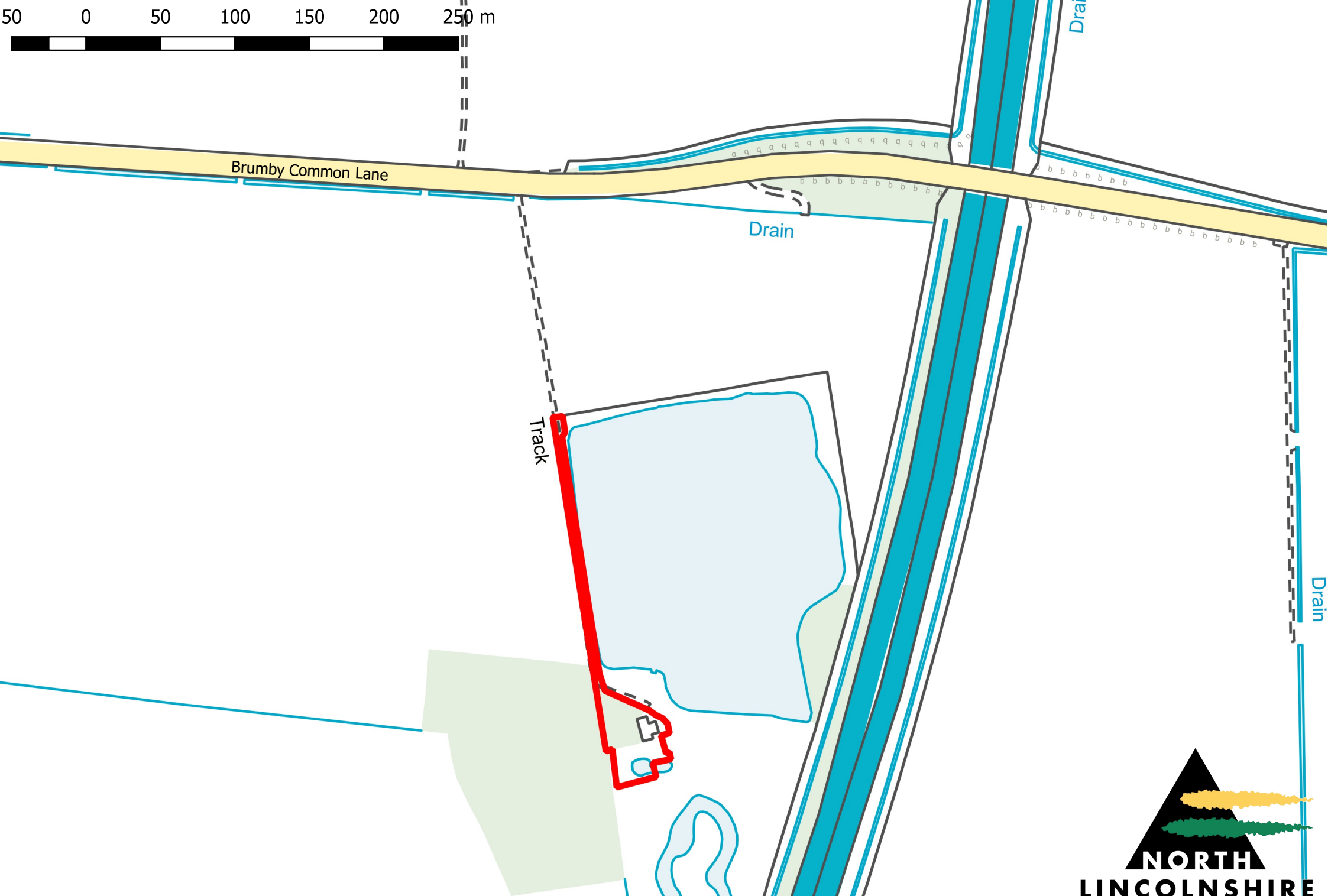
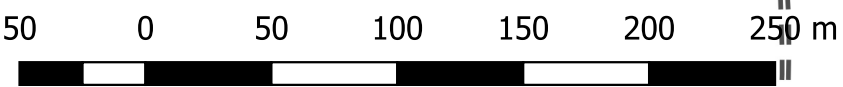
2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Proposed Location Plan, NW18001 and NW1802.

**Reason**

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

**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.

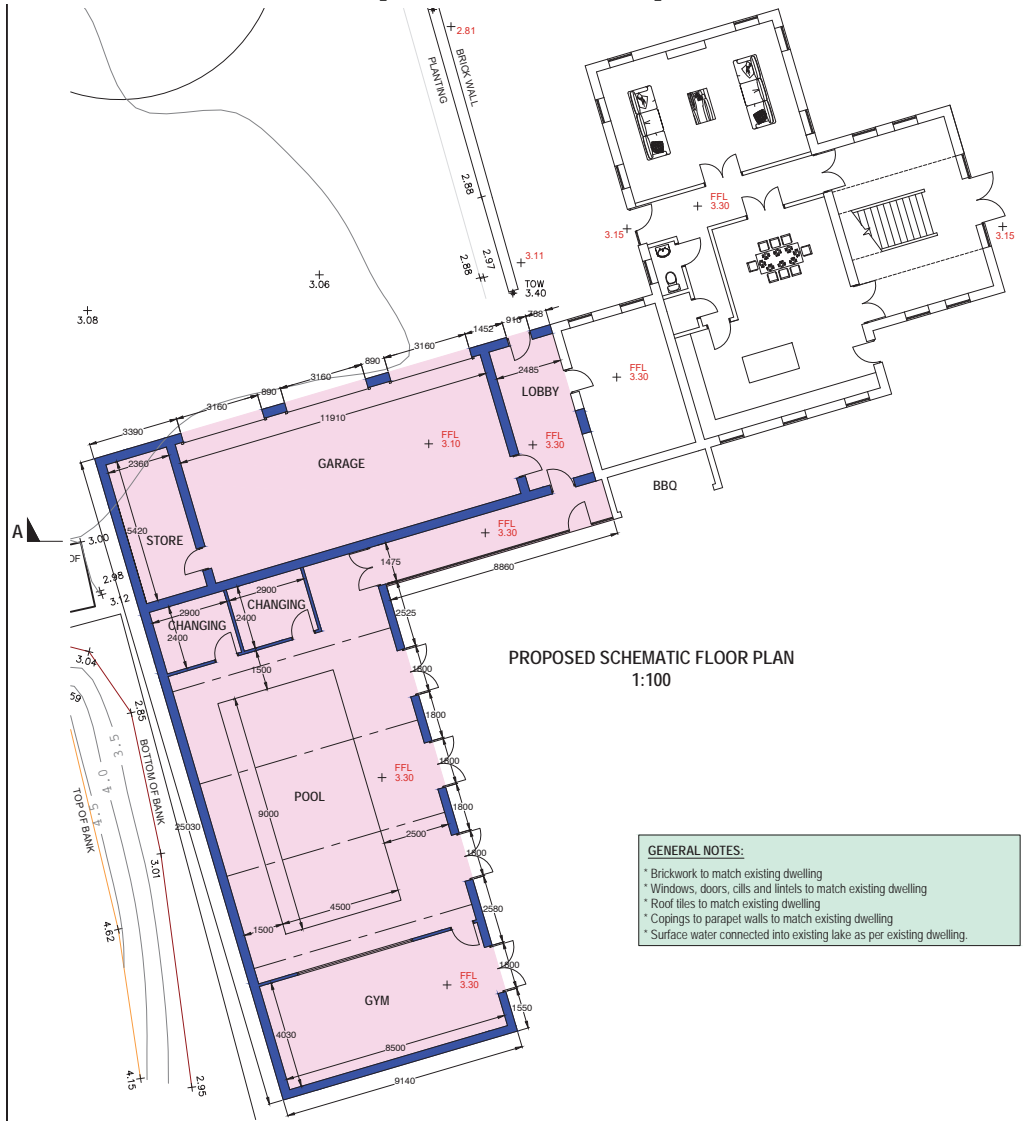


**PA/2018/1859**

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# PA/2018/1859 Proposed floor plan and elevations (not to scale)



PROPOSED SCHEMATIC FLOOR PLAN 1:100

**GENERAL NOTES:**

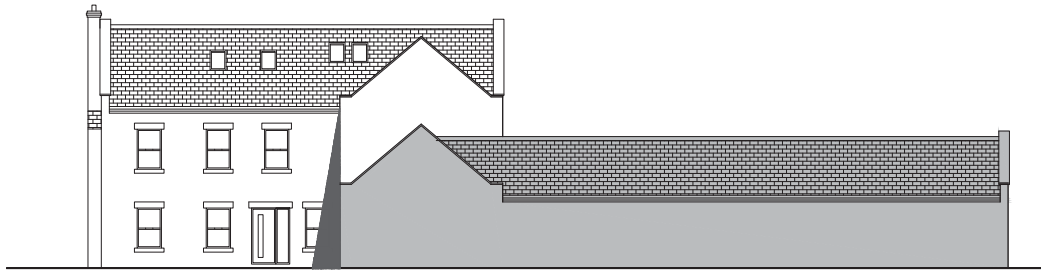
- \* Brickwork to match existing dwelling
- \* Windows, doors, cills and lintels to match existing dwelling
- \* Roof tiles to match existing dwelling
- \* Copings to parapet walls to match existing dwelling
- \* Surface water connected into existing lake as per existing dwelling.



PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

NW 1802	Aug 2018
Proposed Plan and Elevations	1:100
Proposed Extension to Dwelling Nuddock Wood Lake for Mr R Anderson	