

APPLICATION NO PA/2018/2016
APPLICANT Mrs Walters
DEVELOPMENT Planning permission to retain a sunroom
LOCATION 11 Park Avenue, Bottesford, DN17 2PB
PARISH Bottesford
WARD Bottesford
CASE OFFICER Tanya Coggon
SUMMARY **Grant permission subject to conditions**
RECOMMENDATION
REASONS FOR REFERENCE TO COMMITTEE Objection by Bottesford Town Council

POLICIES

National Planning Policy Framework:

Section 12: Achieving well-designed places

North Lincolnshire Local Plan:

DS1 (General Principles)

DS5 (Residential Extensions)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

SPG:1 (Design Guidance for Home Extensions)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection.

TOWN COUNCIL

The application states it is a sun room but the building is brick walled and covered with a roof, and does not meet the description of a sun room. The extension will block light to the neighbouring property.

PUBLICITY

Advertised by site notice. One letter of objection has been received raising the following issues:

- the sun room has replaced an existing conservatory
- the sun room has been added to another extension creating 6 metres depth of brick wall from the original building
- loss of natural light to conservatory and kitchen
- the brick wall of the sun room is 2.35 metres high and extends above the property's dividing wall
- loss of outlook
- loss of sun time
- the roof is pitched and the overall height is 3.15 metres which further restricts light and sun time
- its length, height and black guttering are visually intrusive from a neighbour's conservatory and patio
- it is not a sun room as it has solid walls and a roof
- the extension is too large.

ASSESSMENT

This proposal is to retain an existing sun room on the site. At the time of the site inspection by the case officer the sun room externally was complete. It is located at the rear of a semi-detached property and is attached to an existing single-storey rear extension. The sun room is constructed from a red brick mix with an imitation grey slate roof. The extension has patio doors in the southern elevation and a floor to ceiling window in the east elevation. No windows are located in the west elevation. The sunroom is 3.05 metres deep, 3.30 metres wide and 3.15 metres high (to the ridge). The case officer has been advised that the sun room has replaced an existing conservatory located on the site.

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

The principle of the development

The site is located within the development boundary of the Scunthorpe and Bottesford Urban Area, where, in principle, under policies CS1, CS2 and CS3 of the Core Strategy and policies DS1 and DS5 of the North Lincolnshire Local Plan, extensions are considered to be acceptable providing the proposal does not unreasonably reduce sunlight or daylight, result in overshadowing or loss of privacy, or have an overbearing impact. The proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours. SPG1 provided more detailed design advice in relation to households extensions, although this SPG has been largely superseded by the amendments to “permitted development rights” since SPG1 was adopted.

Impact on the amenity of the locality

In terms of impact on the amenity of the locality, the sun room is located at the rear of the property and is not readily visible in the street scene, and is partially screened by the applicant’s detached garage that is also located to the rear of the dwelling. As a result, the sun room has no adverse impact on the amenity of the locality and accords with policy CS5 of the Core Strategy and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

Impact on the adjoining dwelling

In terms of impact on the adjoining property to the east (9 Park Avenue), the sun room has minimal impact. It is partially shielded by the applicant’s garage and faces a 1.8 metre high close-boarded boundary fence. The applicant’s gate also shields some of the sun room from the view of this neighbour. As a result, the impact the sun room has on this neighbouring property is considered to be acceptable and accords with policy CS5 of the Core Strategy and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The main impact of the sun room is on the property to the west (13 Park Avenue), the occupier of which objects to the application. This neighbour has a conservatory on the rear elevation of their property which leads directly into their kitchen creating an open plan arrangement internally. The case officer has visited this property to inspect the situation from the garden, conservatory and kitchen.

The rear of the applicant’s and objector’s property both face south. Along the boundary between the properties is the applicant’s sloping roof extension and a boundary wall, with the sun room set in slightly from the boundary wall. The objector, from their conservatory, has a view of approximately 6 metres of brick wall from both extensions. The light source to the objector’s conservatory is from all elevations of the glazed conservatory. The main light source to the objector’s kitchen is from the conservatory as it is open plan, with some light entering the kitchen from a window between the kitchen and lounge. No demonstrable loss of light is caused to the lounge as this is located at the front of the property, its light source being three large windows on the front elevation.

The main issue is the impact the sun room has on the objector’s kitchen and conservatory. The applicant’s extension from the original rear wall has a flank brick wall which runs parallel with the objector’s conservatory and is visible from the conservatory and kitchen. This extension appears to have been installed under “permitted development rights” a number of years ago. The sun room is visible from the objector’s conservatory and kitchen. However, the sun room has been designed with a hipped roof and has a maximum height

of 3.15 metres. This allows light to pass into the objector's conservatory which faces south and is glazed on all sides. When the 45° rule advised in SPG1 is taken from the centre point of the objector's conservatory there is no breach and therefore no demonstrable loss of light will be caused to the objector's property. It is accepted that the objector has a view of a 6 metre depth of brick wall from the conservatory. However, the height to the eaves of the sun room is 2.35 metres and the applicant could install a 2 metre high wall under permitted development rights along the adjoining boundary or place outbuildings adjoining the boundary to a height of 2.5 metres from ground level. As a result, it is considered that the impact the sun room has on the objector's property is acceptable and accords with policy CS5 of the Core Strategy and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

Impact on the highway

The sun room is located at the rear of the property and the parking and access arrangements to the property remain the same. Highways have raised no objection to the proposal. It is therefore acceptable in terms of policies T2 and T19 of the North Lincolnshire Local Plan.

RECOMMENDATION Grant permission subject to the following conditions:

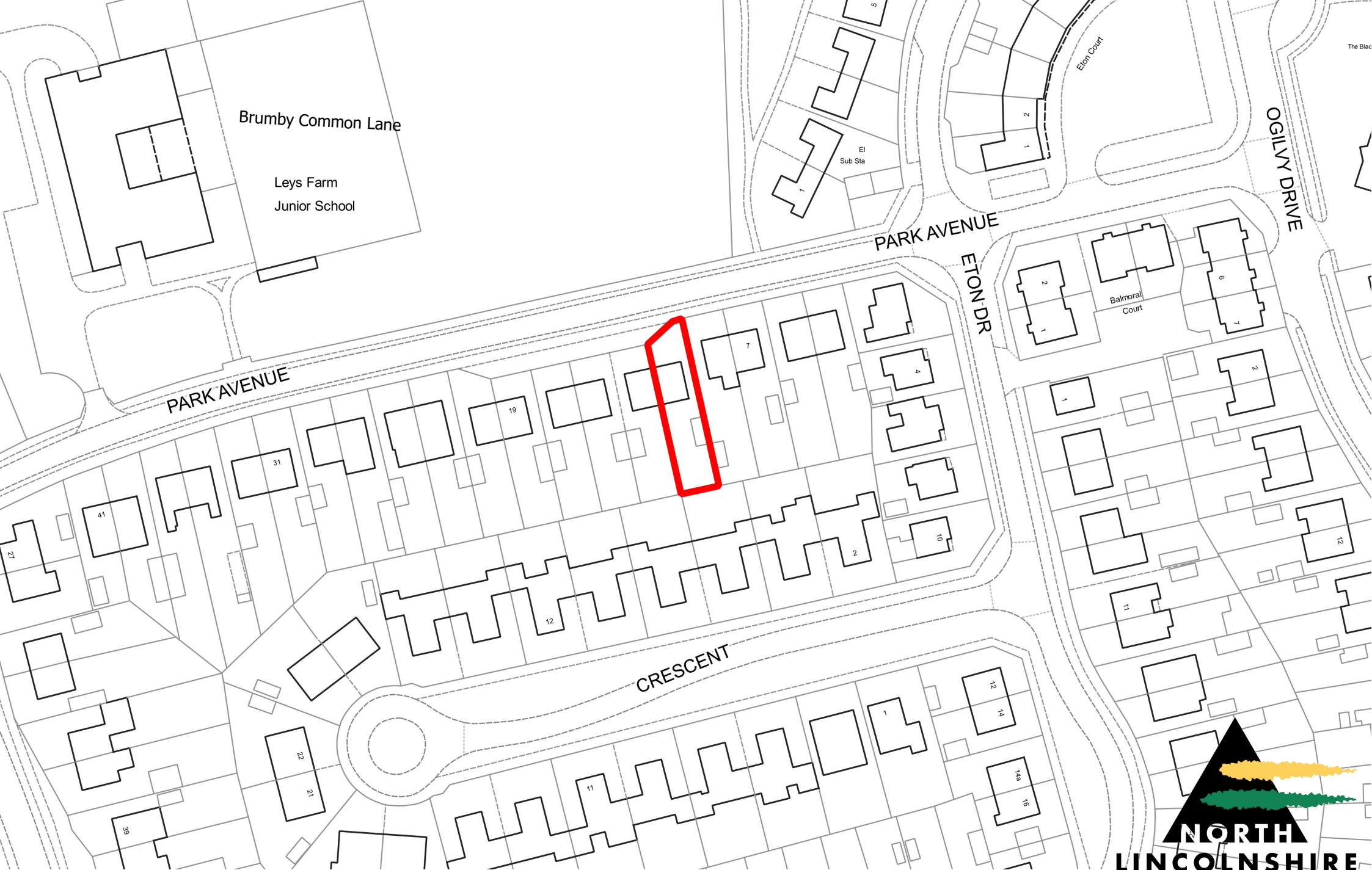
1.
The development hereby permitted shall be carried out in accordance with the following approved plans: proposed elevations and floor plans, existing elevations and floor plans, block plan and location plan.

Reason

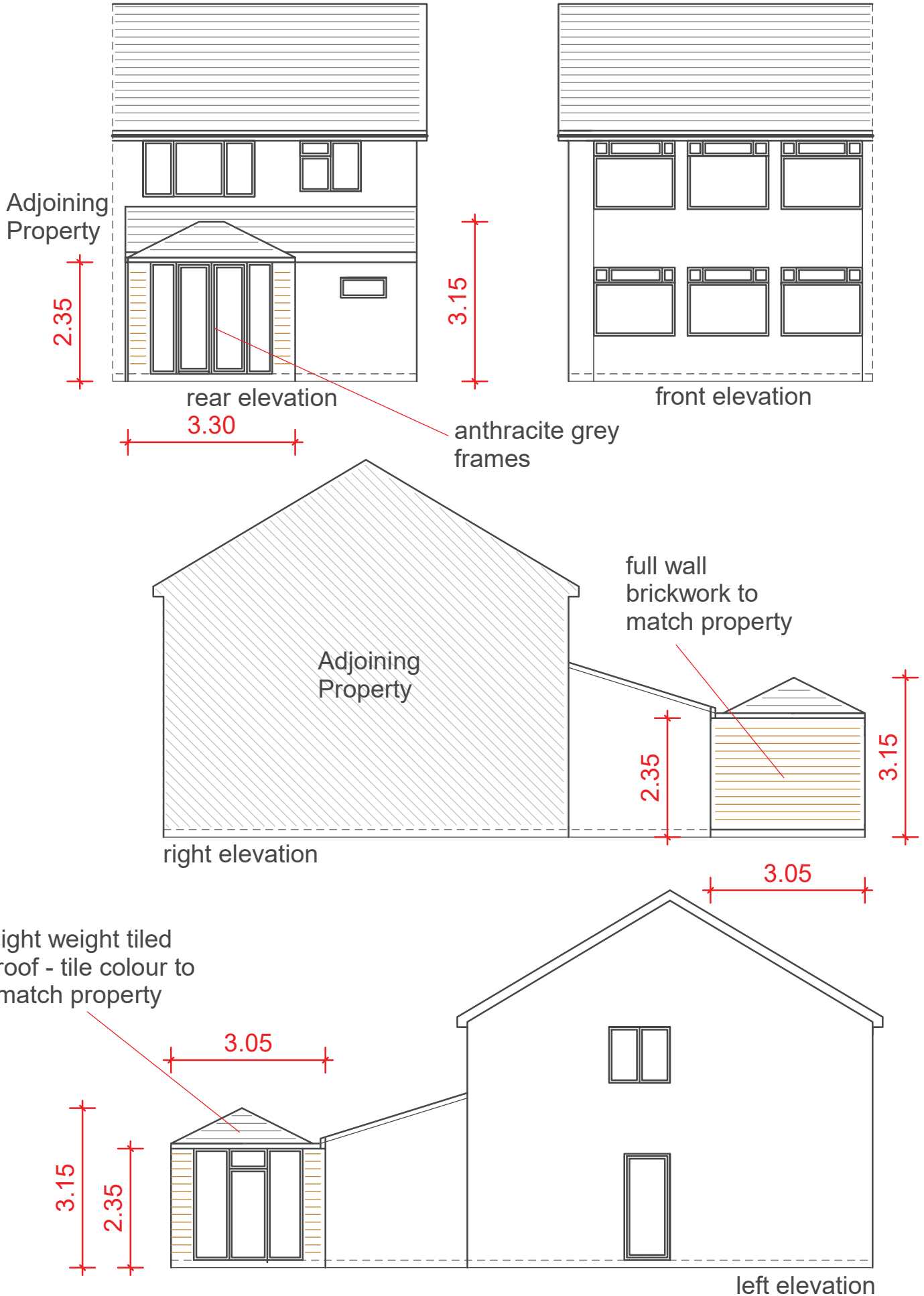
For the avoidance of doubt and in the interests of proper planning.

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.

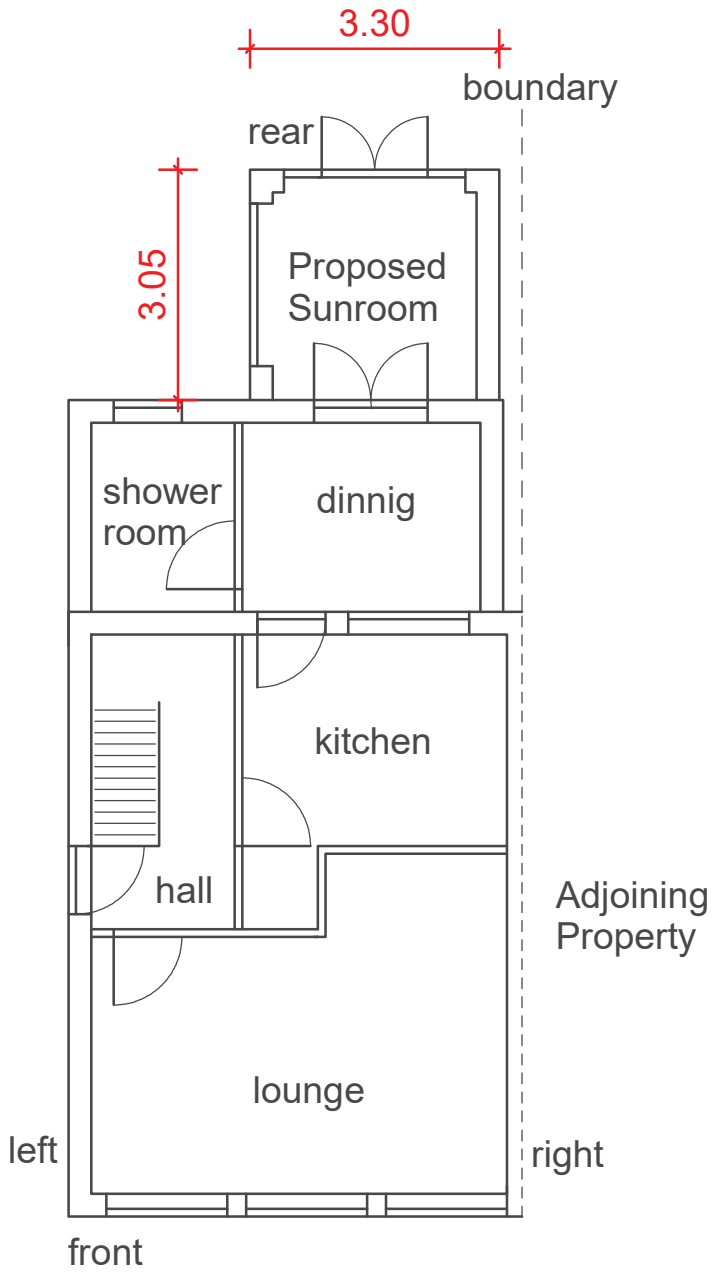


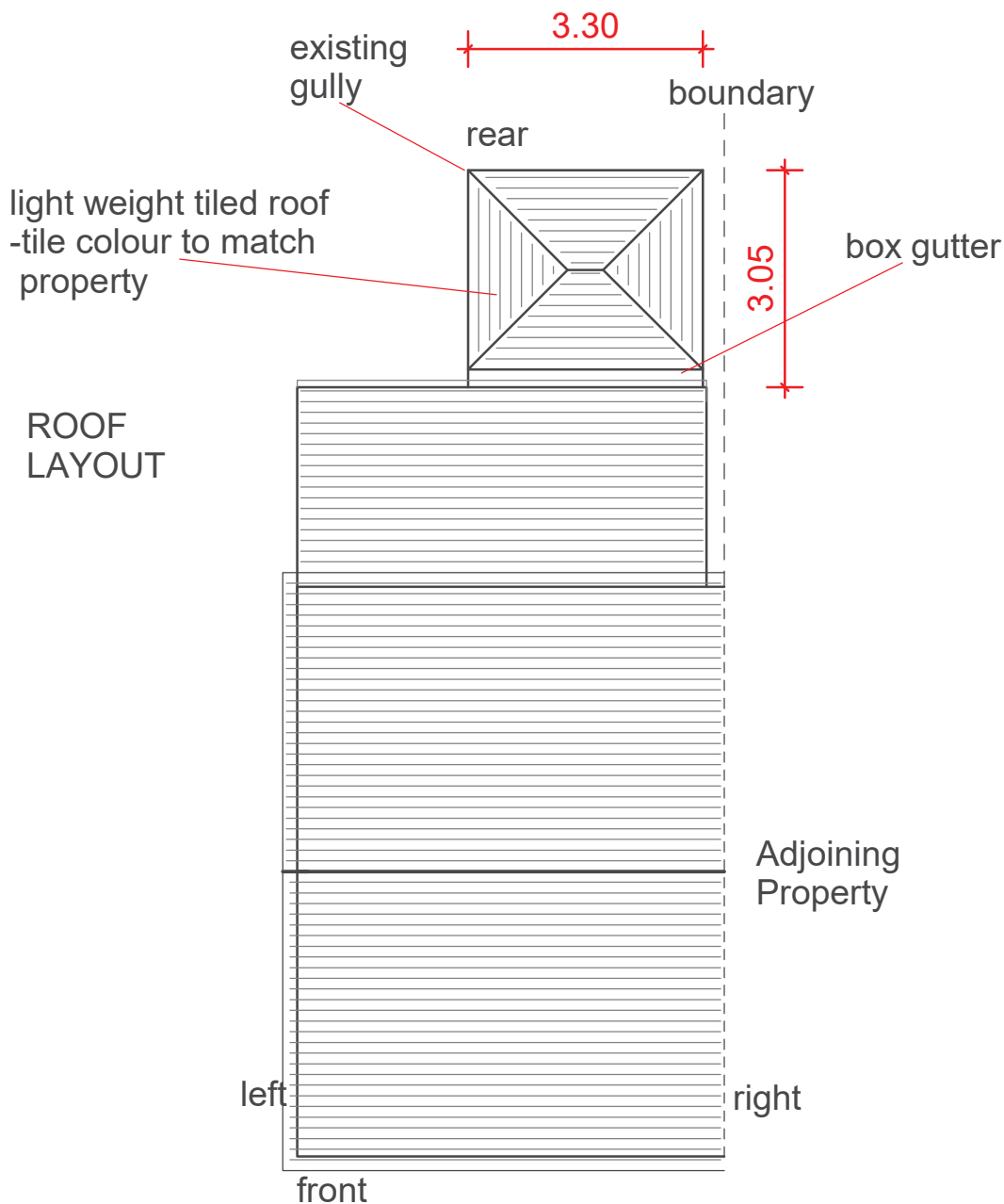
PA/2018/2016 Proposed elevations (not to scale)





GROUND FLOOR LAYOUT



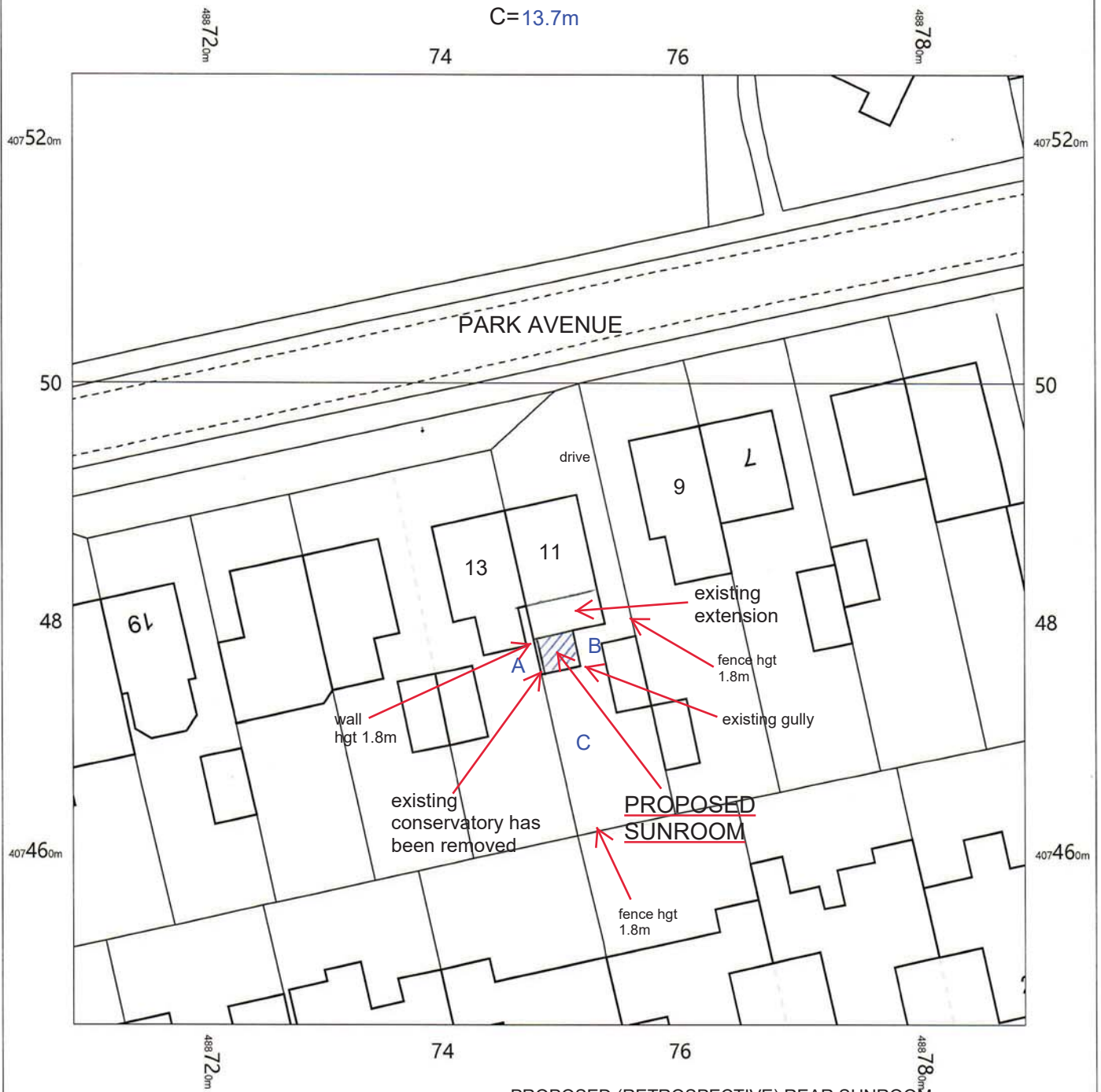


Proposed (retrospective) Sunroom
 (existing conservatory to be removed)
 width 3.3m, projection 3.05m, hgt to eaves 2.35m, hgt to ridge 3.15m
 brickwork to match property, frames anthracite grey upvc,
 glazing clear, light weight tiled roof, tile colour to match property

access via drive ie skips etc, drainage to existing gully,
 fence hgt to remain same, no trees are affected in this development

PA/2018/2016 Block plan (not to scale)

Note Distance to boundary
(to remain same as existing conservatory)
A=0.3m
B=4.8m
C=13.7m

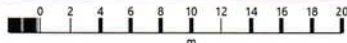


NOTES

access via drive ie skips etc
drainage to existing gully
fence/wall hgt to remain same
no trees are affected in this development

PROPOSED (RETROSPECTIVE) REAR SUNROOM

existing conservatory has been removed, existing base to be used
width 3.3m, projection 3.05m, hgt to eaves 2.35m, hgt to ridge 3.25m,
brickwork to match property, frames grey upvc, glazing clear,
light weight tiled roof, tile colour to match property



OS MasterMap 1250/2500/10000 scale
Monday, October 1, 2018, ID: CM-00745484
www.centremapslive.co.uk

1:500 scale print at A4, Centre: 488749 E, 407486 N

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