

APPLICATION NO	PA/2018/2280
APPLICANT	Miss Rosalind Bentley
DEVELOPMENT	Planning permission to retain roof lantern and alterations to existing extension
LOCATION	Peach Tree House, Crowle Road, Eastoft, DN17 4PH
PARISH	Eastoft
WARD	Axholme North
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Keadby and Althorpe Parish Council

POLICIES

National Planning Policy Framework: Paragraph 10 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be pursued in a positive way.

Paragraph 124 states that 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.

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

The parish council strongly objects to retrospective planning applications. There are issues of noise between the two properties and there is only a single layer of insulation – single breeze block. Concerns were expressed regarding the foundations of the extension, is it built in accordance with current regulations? The roof does not appear robust.

PUBLICITY

A site notice has been displayed and one neighbour has objected on the following grounds:

- concerns that the building encroaches over the boundary
- concerns that breeze-block construction has an ugly finish if not rendered or painted
- concerns that the structure is cracking and unsound
- the main objection is changing the approved sun room to a dog kennel – it is 10 metres from a bedroom window and is constantly noisy
- the building is single skin and has no sound insulation – a condition should be imposed that the building is acoustically suitable for its intended use.

ASSESSMENT

Planning permission was granted for a rear extension to form a sun lounge and extended dining area (PA/2017/559). The development has been implemented, but the design of the sun room has changed, and a new lantern roof light has been added above the dining area. This application seeks permission to retain the redesigned sun lounge as an outbuilding and retain the lantern roof light.

The main issue in the determination of this application is whether the proposal is detrimental to residential amenity.

The original sun lounge extension had a dual-pitched roof and was enclosed on all sides. The extension as built has a mono-pitched roof, and is now partly a covered entrance porch and a domestic outbuilding.

The scale and design of the extension is still acceptable in planning terms, as it is still similar to that as approved. It has no greater impact on the amenities of neighbours in terms of overlooking or overshadowing than the original approval.

The main issues that have been raised in relation to this application are the construction of the building and its compliance with current regulations, and the noise impact of the proposal due to the fact that the applicant's dogs use the building.

In relation to the construction of the building and whether it complies with current building regulations, this is not a material planning consideration and the application cannot be determined on its structural design. However, the matter has been discussed with the council's building control team, and the construction of the building has been assessed by an independent assessor.

In relation to noise, the building is a domestic extension, and can be used for any domestic purpose ancillary to the main dwelling, which would include the housing of pets. Ordinarily, an applicant would not be expected to specify the exact use of such an outbuilding, for example, garden store/garage, as to use it for any ancillary domestic use would be covered by the original permission. Although the applicant may currently use the outbuilding to shelter their pets, it could also be used for any other ancillary purpose at any time in the future. It is considered, therefore, that the proposal should be assessed as a domestic

extension that could be used for any ancillary purpose, rather than as a structure that currently houses pets. The noise element of the proposal is a neighbour dispute, and is covered by legislation other than planning.

The concerns raised by the parish council and the adjoining neighbour mainly relate to noise and the technical construction of the outbuilding, and not to the specific impact of the development on residential amenities in terms of loss of amenity from the scale and design of the building itself. Other matters raised relate to the position of the building and whether it has encroached over the neighbour's boundary. However, the applicant has stated that all the land included in the application site is within their ownership, and no evidence has been submitted to demonstrate that the development is not built wholly within the applicant's garden.

No concerns have been raised in relation to the retention of the lantern roof light, which is located centrally within the site and has no adverse impact on the character of the property, or the amenities of neighbouring properties.

It is considered, therefore, that the proposal is in accordance with policies in the adopted local plan and core strategy and is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

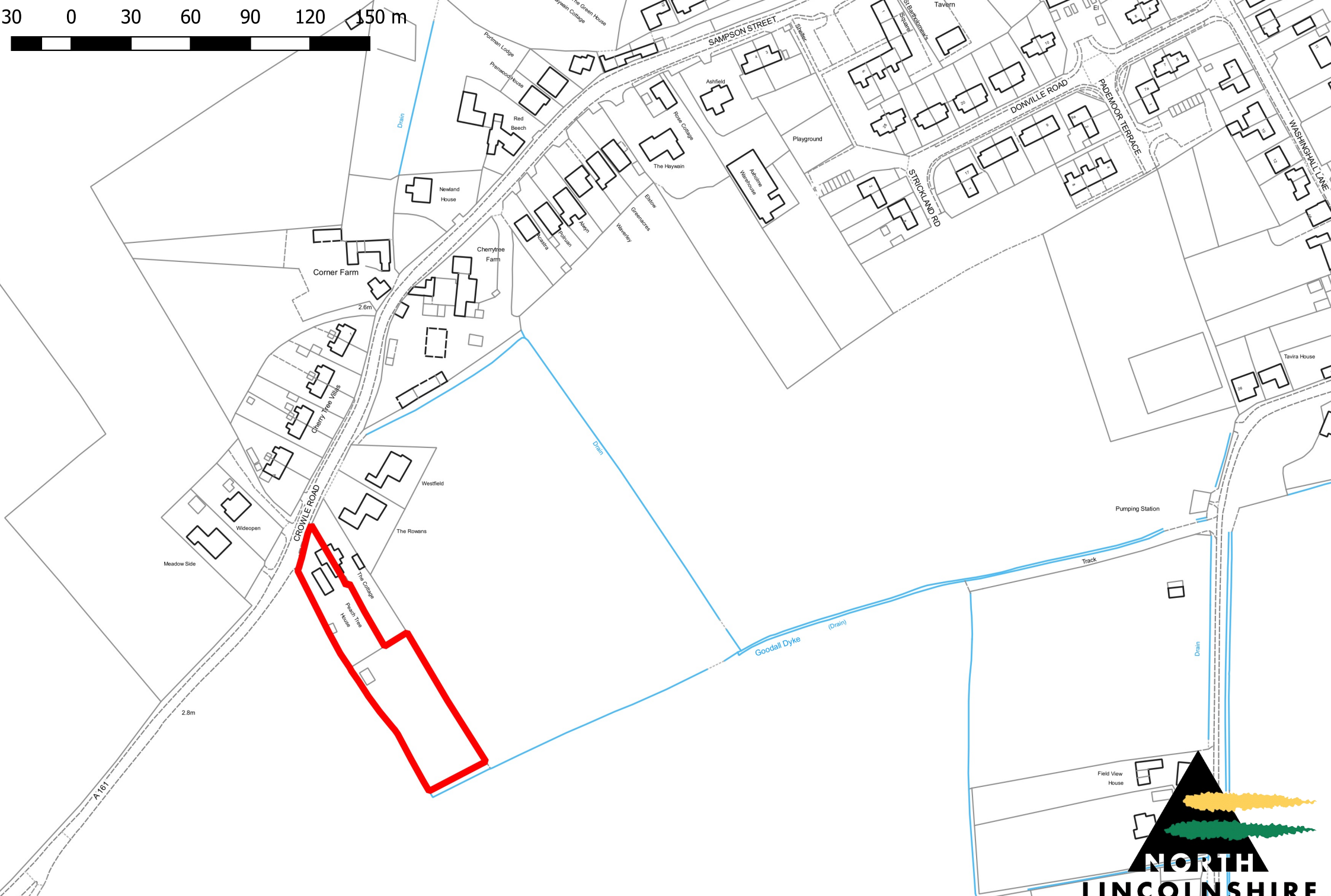
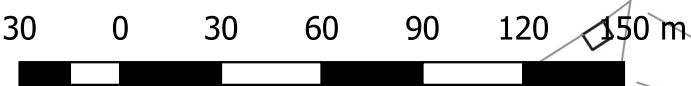
The development hereby permitted shall be retained in accordance with the following approved plans: ADS-114 01, PA/2018/2280/01 and PA/2018/2280/02.

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.

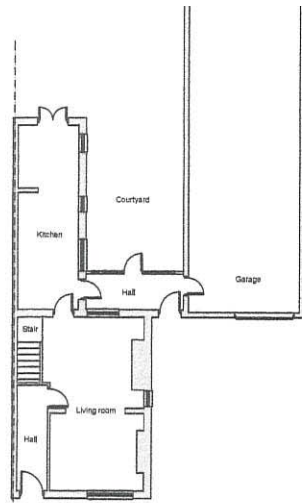


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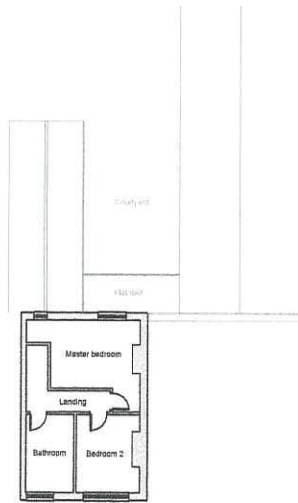
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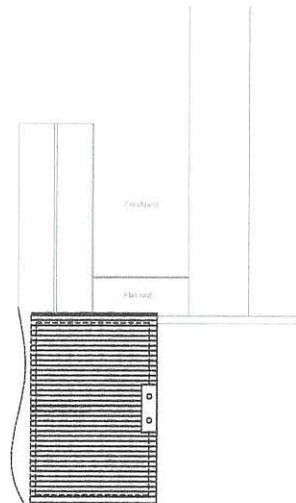
PA/2018/2280 Block plan, elevations & floor plans (not to scale)



GROUND FLOOR EXISTING



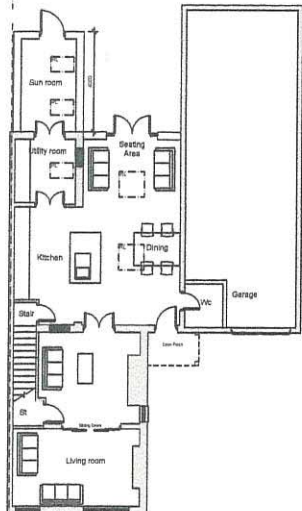
FIRST FLOOR EXISTING



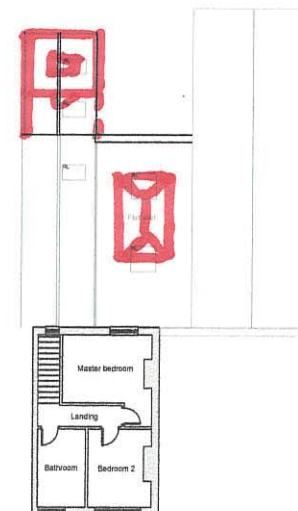
ROOF PLAN EXISTING



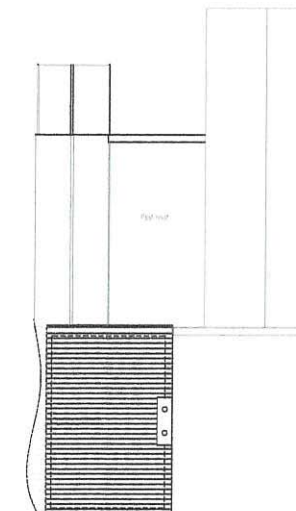
EXISTING FRONT ELEVATION
EXISTING SIDE ELEVATION



GROUND FLOOR EXISTING



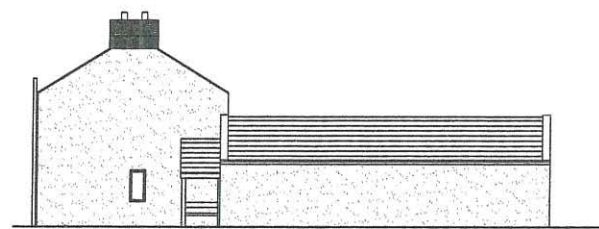
FIRST FLOOR EXISTING



ROOF PLAN PROPOSED



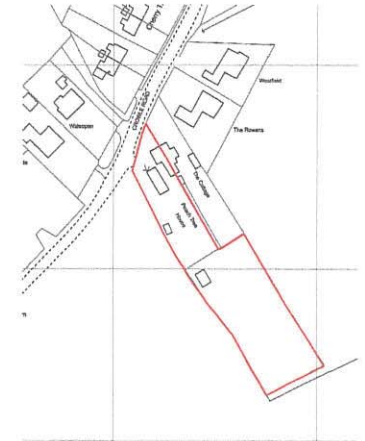
PROPOSED FRONT ELEVATION



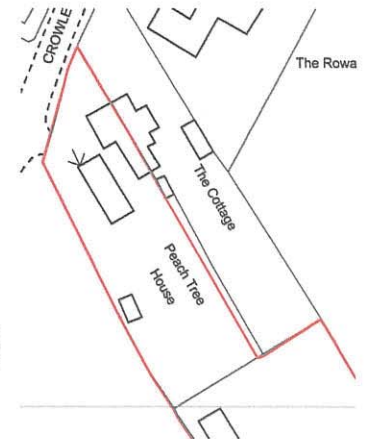
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



EXISTING SITE PLAN
Scale 1:1250



PROPOSED SITE PLAN
Scale 1:500



Client
MISS ROSE BENTLEY

Project
Proposed Extension and alterations
PEACH TREE HOUSE

Drawing Title
Existing and Proposed Plans
and Elevations

Scale
1:100 @ A1

Date
2017

Drawn by
rmm

Checked by

Job No.
ADS-114

Drawing No.
01

Rev.
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