

APPLICATION NO	PA/2019/174
APPLICANT	Mr Simon Barker
DEVELOPMENT	Planning permission to erect a two-storey gable extension, a porch extension and a single-storey rear extension
LOCATION	23 Akeferry Road, Westwoodside, Haxey, DN9 2DX
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 2 states that planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Framework must be taken into account and is a material consideration in planning decisions.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 sets out the presumption in favour of sustainable development. For decision-taking this means approving development proposals which accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or where relevant policies are out of date, granting planning permission unless policies of the Framework protect an area or assets of particular importance that provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Paragraph 54 states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

Paragraph 55 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Paragraph 108 states that safe and suitable access to the site should be achieved for all users with any significant impacts from the development being cost effectively mitigated to an acceptable degree.

Paragraph 109 states that development should only be prevented or refused on highway grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

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 these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 states that decisions should ensure developments: function well and add to the overall quality of the area; are visually attractive as a result of good architecture; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create places that are safe, inclusive and accessible which promote health and wellbeing with a high standard of amenity for existing and future users.

Paragraph 128 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment.

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)

Housing and Employment Land Allocations DPD:

Inset Map for Haxey

PS1 (Presumption in Favour of Sustainable Development)

North Lincolnshire Local Plan:

DS1 (General Requirements)

DS5 (Residential Extensions)

CONSULTATIONS

Highways: No comments received.

Drainage: No comments received.

PARISH COUNCIL

Haxey Parish Council objects to the proposal and states:

“A good-sized plot in a mix of housing types, the overall size of the proposed extension appears large and is an overdevelopment of the site and could be a dominating feature in its street scene. There could be some over shadowing and privacy issues due to its proximity to the neighbouring property.”

PUBLICITY

The application has been advertised by site notice for a period of not less than 21 days prior to writing this report. No comments have been received.

ASSESSMENT

The application site is 23 Akeferry Road, Westwoodside, a detached two-storey dwelling. The dwelling is of brick and tile construction and has a detached garage to the rear off the western side. The property forms the central property of a series of three of the same house type. Planning permission is sought for the erection a two-storey gable extension, a porch extension and a single-storey rear extension.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003, the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011 and the Housing and Employment Land Allocations (HELA) DPD which was adopted in March 2016. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising the Planning Practice Guidance (PPG).

The main issues for consideration with regard to the determination of this application are whether the proposed extensions are of an acceptable design and whether they would adversely affect residential amenity.

The application site is within the HELA DPD defined development limit for Westwoodside. Accordingly, the principle of a residential extension in this location is acceptable. Permission is sought for a two-storey gable extension to the west, a porch extension to the front and a single-storey rear extension.

The proposed two-storey extension forms an extrusion of the western gable by 2.23 metres to the boundary with the neighbouring property. The two-storey side extension is set back from the principal elevation by 0.3 metres at first floor level. This design feature helps to distinguish old from new and accords with design guidance in SPG1. The proposed side extension is to contain a garage at ground floor. The garage will be built further forward than the existing principal elevation by 1.55 metres with an additional porch created to the

east. The front extension features a mono-pitch roof to the existing and extended dwelling with a small gable over the door which creates an entrance and adds visual interest. A single-storey rear extension is proposed to a depth of 3 metres, the full width of the existing and extended property. The extension features a mono-pitch roof with an eaves height of 2.8 metres and a maximum height of 3.4 metres. A rear extension of these dimensions would normally constitute permitted development. However, as part of the rear extension is not sited off the original rear elevation it requires permission. All the extensions are to be constructed in a facing brick and tile to match those used on the existing dwelling.

The parish council has objected to the proposal due to its design and considers it to be over-development of the site that would affect the street scene. The proposed extensions are considered to be of an acceptable design that accords with the site context in scale and appearance through the use of matching materials. The extensions are not considered to adversely affect the street scene which is varied along Akeferry Road with a mixture of house types and materials.

The property to the west features side-facing windows and the proposed gable extension will bring a two-storey building onto the boundary with neighbouring property to the west. It is noted that the parish council has raised concerns in their objection regarding impact on neighbouring property. The proposed extension will result in a loss of light to the windows of the western neighbour but the affected windows are considered to serve non-habitable rooms comprising the hallway and landing. No upper floor side-facing windows are proposed by the development. Therefore the proposed extensions are not considered to adversely affect the residential amenity of neighbouring properties.

The development will result in the loss of parking to the side driveway. However, the driveway could be lost through permitted development although the applicant proposes to create an additional space within the front garden to compensate for the loss which is welcomed. The local highway authority has not commented on the proposal but the proposed driveway and parking spaces will provide off-road parking for two vehicles and it is not considered the development would adversely affect the safe operation of the highway.

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: WD 01 B.

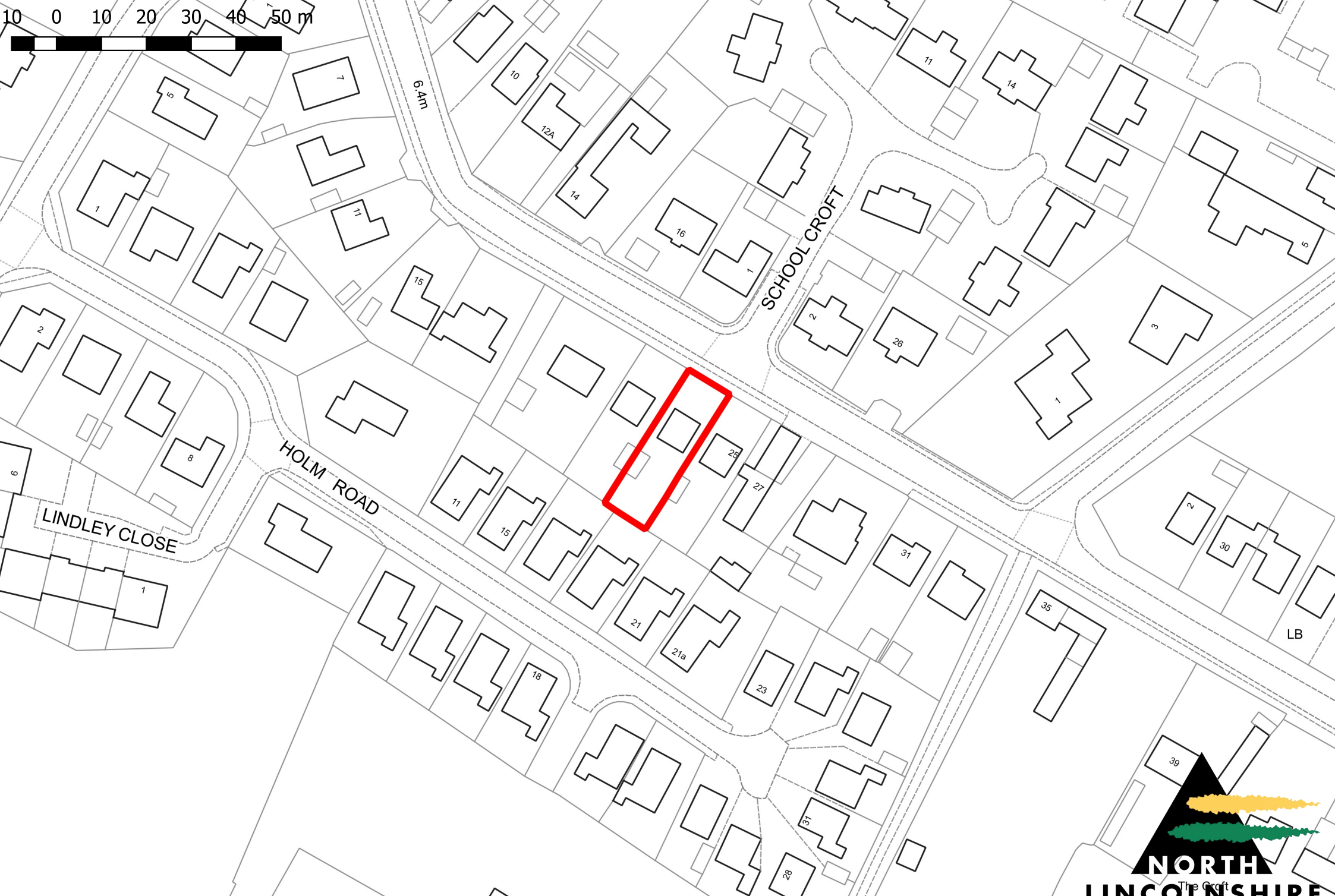
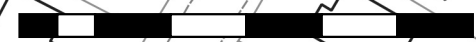
Reason

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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