

APPLICATION NO	PA/2019/246
APPLICANT	Mr David Stublely
DEVELOPMENT	Planning permission to erect a two-storey rear extension including demolition of existing lobby, WC and utility room
LOCATION	Little Hirst Farm, A161 from A18 to M180, Belton, DN17 4BU
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

POLICIES

National Planning Policy Framework: 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 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.

Paragraph 17 states that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

Policy DS1 (General Requirements)

Policy LC14 (Area of Special Historic Landscape Interest)

T2 (Access of Development)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS6 (Historic Environment)

Policy CS16 (North Lincolnshire Landscape, Greenspace and Waterscape)

CONSULTATIONS

Highways: No objection.

HER: I do not consider that this proposal would adversely affect the character of the landscape heritage asset or its setting at this location. No objection.

Environmental Protection: No objection subject to a condition relating to contamination.

PARISH COUNCIL

No objection.

PUBLICITY

A site notice and press notice have been posted. No comments have been received.

ASSESSMENT

The main issues in determining this application are whether the proposal would have an adverse impact on the character of the rural area and on the dwelling, or on the character and setting of the historic landscape.

The proposal

The proposal is for a two-storey rear extension to form a rear hall, WC and kitchen on the ground floor and bedroom, en-suite and linen room on the first floor. The extension has a

Georgian appearance to match the existing dwelling. An existing single-storey utility and WC at ground floor will be removed to facilitate the development.

The site

The site is located within the open countryside and within an Area of Special Historic Landscape Interest (LC14). The site is a large detached dwelling surrounded by farm buildings that wrap around the northern boundary of the site. There are also large agricultural buildings further north of the application site. The site is located within a very substantial plot. The site can be accessed off two accesses leading from the A161. The site is an isolated location and is a considerable distance from the nearest neighbour (over 200 metres away) The site is surrounded by some hedging and planting and trees. The site is located in Flood Zone 2/3a (fluvial) and is at high risk of flooding. However, as the proposal is for extensions, no Flood Risk Assessment is required.

Impact on the open countryside

The proposed extensions will almost double the size of the existing dwelling which is contrary to policies RD10 and RD2 of the North Lincolnshire Local Plan. However, the dwelling is located on a very substantial plot. The extensions will be partially screened by the existing buildings already located on the site and the large adjacent agricultural buildings to the north of the application site. The extensions have been designed to be in character with the existing dwelling on the site. No demonstrable harm will be caused to the open countryside by this proposal. The proposal therefore accords with policies RD2 and RD10 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy.

Impact on the Area of Historic Landscape (LC14)

The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme. This area is designated for its unique historic landscape retaining the pattern of medieval open strip fields surrounding the villages on the Isle. This historic landscape is considered to be of national importance and policy LC14 of the North Lincolnshire Local Plan applies. It is important that the design and building materials of the extension are appropriate to the area, otherwise the development will adversely affect the character of the historic landscape and its setting contrary to policy LC14 of the North Lincolnshire Local Plan. The extensions will double the volume of the dwelling. However, the main bulk of the extensions are to the rear of the property, set away from the A161, and the extension is partially screened by the existing dwelling and adjacent large agricultural buildings. As a result, no adverse impact will be caused to the character and setting of the historic landscape. This view is endorsed by HER. The proposal therefore accords with policy LC14 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

Impact on the dwelling

In terms of impact on the dwelling, obviously, a larger, more prominent dwelling will be created. The extensions have been designed to be in character with the existing dwelling and therefore do not harm the character and appearance of the main dwelling on the site.

The proposal therefore accords with design guidance in the National Planning Policy Framework (NPPF); policies CS1, CS2, CS3 and CS5 of the Core Strategy; and policies DS1, RD2 and RD10 of the North Lincolnshire Local Plan.

Impact on neighbours

There are no residential properties close to the application site. The nearest neighbour is over 200 metres away. As a result no adverse impact will be caused to neighbours by this proposal. The proposal therefore accords with design guidance in the NPPF; policies CS1, CS2, CS3 and CS5 of the Core Strategy; and policies DS1, RD2 and RD10 of the North Lincolnshire Local Plan.

Impact on the highway

The existing access from the A161 will also be utilised to serve the development. Highways have raised no objection to the proposal. The proposal is therefore considered to be acceptable in highway terms and accords with policies DS1 and T2 of the North Lincolnshire Local Plan.

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.

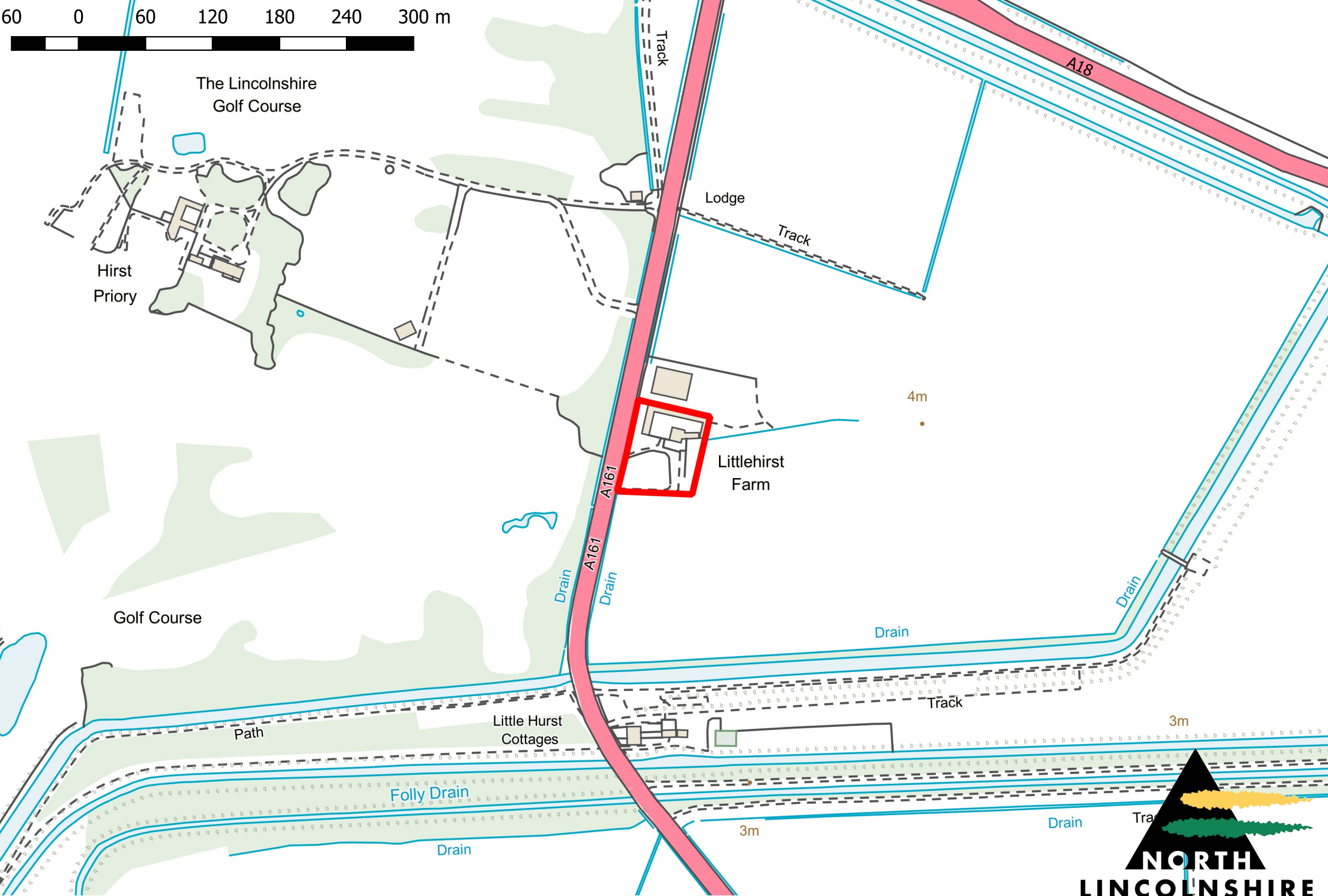
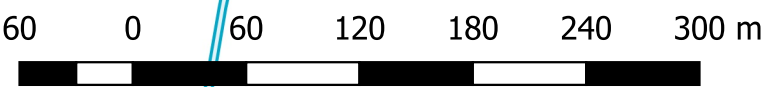
The development hereby permitted shall be carried out in accordance with the following approved plans: 3 of 3, 1 of 3 and 2 of 3.

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.



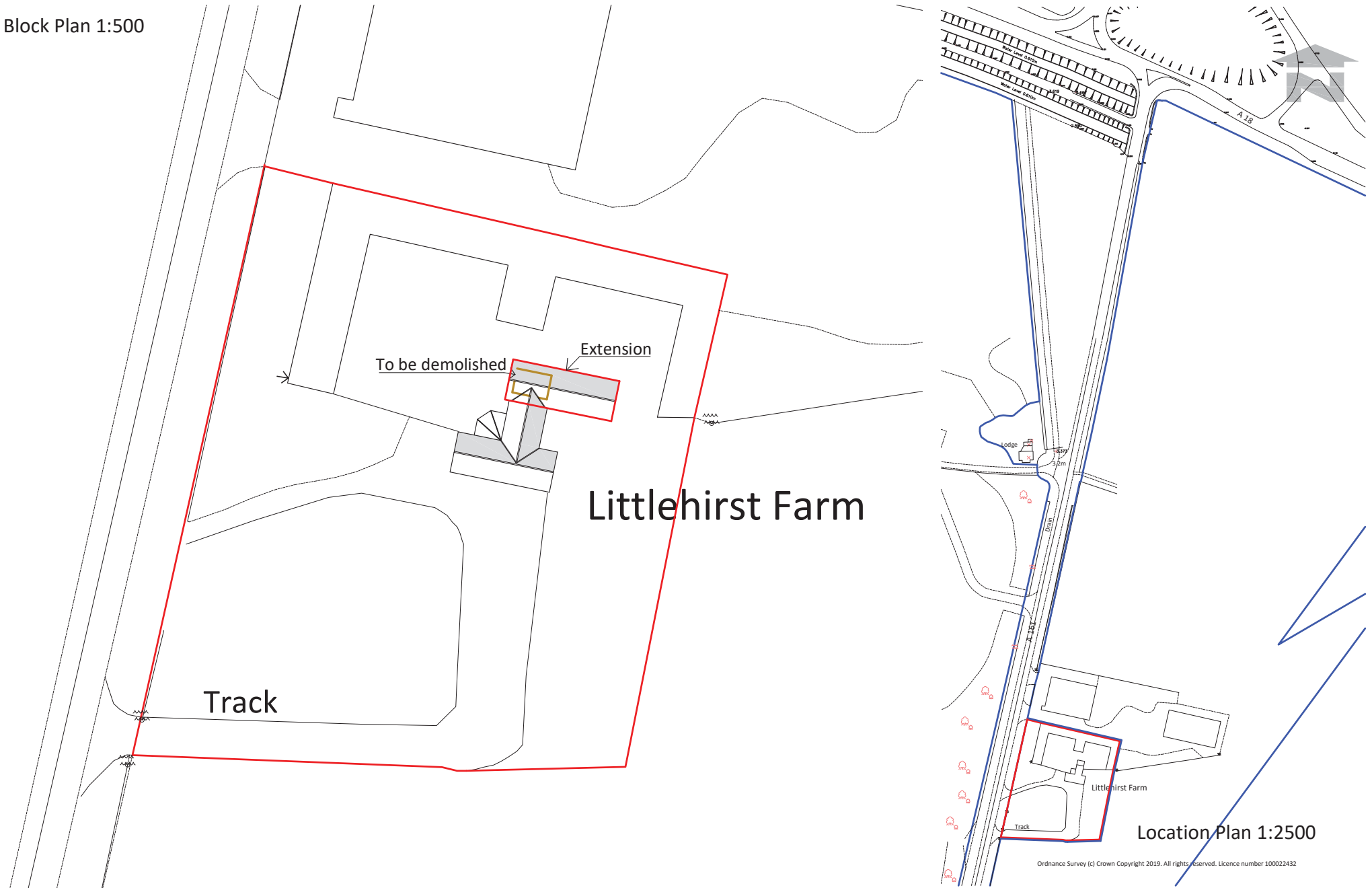
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PA/2019/246 Site layout (not to scale)

Block Plan 1:500



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Client	Mr David Stubley		
Date	1/2/19	Dwg No	3 of 3
Scale	As Noted	Ref No	1052

Proposal
Drawing

Two storey extension at Little Hirst Farm,
A161, Crowle, Scunthorpe, DN17 4BU.
Location & Block Plans



PA/2019/246 Proposed elevations and floor plans (not to scale)

RevNo/ Revision note Date Signature Checked

Elevations 1 : 100

Bricks - York Thirkeleby hand made
 Tiles - Sandtoft County Pantile colour Flanders red



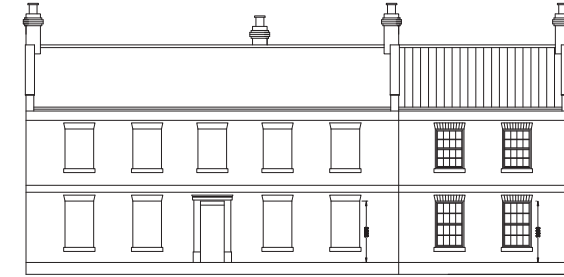
Right Side Elevation



Rear Elevation

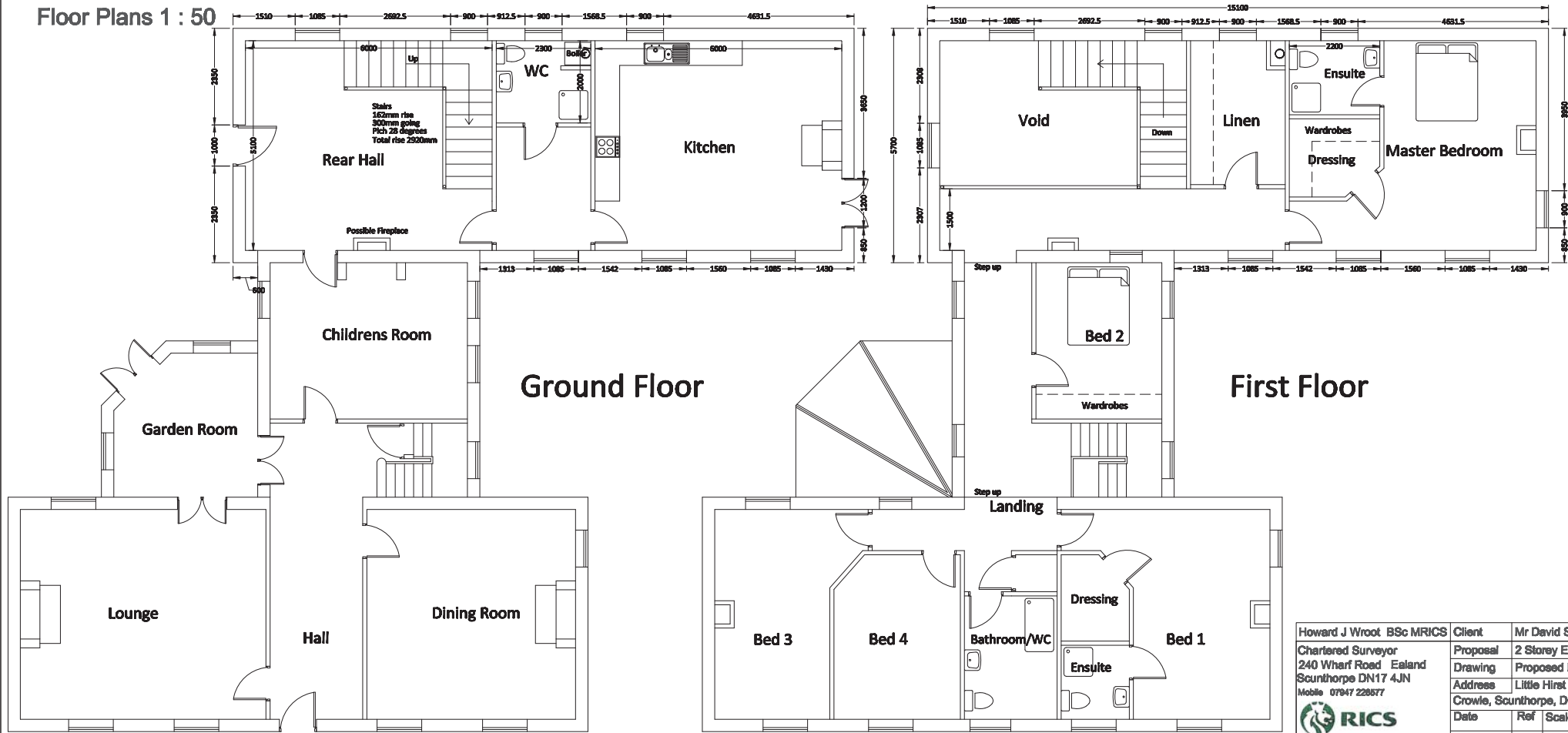


Left Side Elevation



Front Elevation

Floor Plans 1 : 50



Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road Ealand Scunthorpe DN17 4JN Mobile 07947 228577 	Client Mr David Stubley	Proposal 2 Storey Extension
	Drawing Proposed Extension	Address Little Hirst Farm, A161 Crowle, Scunthorpe, DN17 4BU
	Date 9/1/2019	Ref 1052
	Scale As noted	Sheet 2 of 3

Email howard@howestjwroot.com