

APPLICATION NO	PA/2019/1145
APPLICANT	Mr & Mrs Hilditch-Hayes
DEVELOPMENT	Planning permission for extensions and alterations to a dwelling including raising the roof height
LOCATION	Havengate, Ferry Road, Barrow Haven, Barrow upon Humber, DN19 7EY
PARISH	Barrow upon Humber
WARD	Ferry
CASE OFFICER	Jessica Pacey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy RD10 of the North Lincolnshire Local Plan

POLICIES

National Planning Policy Framework: Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 127 – 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);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North Lincolnshire Local Plan: Policies DS1, DS5, RD10 and RD2 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2 and CS5 apply.

CONSULTATIONS

Highways: No objections or comments.

PUBLICITY

The application has been publicised by means of site notice in accordance with article 15 of the Development Management Procedure Order 2015 as amended.

ASSESSMENT

Site characteristics

The bungalow is located outside the defined settlement boundary for Barrow upon Humber as identified by the Housing and Employment Land Allocations DPD 2016. Therefore policy RD10 of the North Lincolnshire Local Plan applies and sets out the criteria for extensions to properties in the countryside.

The applicants seek planning permission to raise the ridge line to part of the principal elevation and erect a single-storey extension of this detached bungalow.

The following considerations are relevant to this proposal:

- **residential amenity**
- **character impacts.**

Residential amenity

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, result in overshadowing, have an overbearing impact or cause loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The applicants propose to raise the ridge line to part of the dwelling by a 1.1 metres and extend the built form of the existing bungalow. The plans show that the proposal will be a modern addition to the original bungalow; however, this is a sympathetic and welcomed addition. The proposed extension will be visible from the highway but is considered to be of acceptable design and as such will not have an unacceptable impact on the street scene. Given the separation distance from neighbouring properties, it would not result in unacceptable loss of light or overbearing impact. Furthermore, all openings are located such that they would not lead to any unacceptable visual intrusion.

It is therefore considered that the proposal would not have any overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity of adjoining neighbours and aligns with policy DS5.

Character impacts

Policies DS5 of the local plan and CS5 of the Core Strategy are both concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials. Policy RD10 of the local plan is concerned with alteration and extension to dwellings within the open countryside. Policy RD2 of the local plan is also considered relevant.

Policy RD10 states that the volume of a proposed extension or alteration should not exceed 20% of the original dwelling, exclusive of the normal permitted development rights, and the original dwelling should remain the dominant visual feature as extended. In this case it is acknowledged that the proposal represents more than 20% additional volume to the dwelling allowed under policy RD10 of the North Lincolnshire Local Plan. However, given the permitted development rights available, the applicants could 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. As the proposal would see a large increase in volume and would result in the loss of the existing principal elevation, it is, in any case, contrary to the said policy. Whilst the property has been on the site for some time, it is not considered to hold any significant architectural or historic merit. Furthermore, the property is located within a row of dwellings along Ferry Road, Barrow Haven and does not stand alone. The purpose of policy RD10 is to protect the wider countryside vernacular by retaining well established buildings of merit that have informed the area over a number of years. The existing dwelling is not considered to be defined as such and is set alongside other dwellings that have all been diluted with extensions and alterations resulting in diverse form and materials.

The proposal would therefore not be harmful to the immediate or wider character of the countryside despite the increase in scale and change of built form. The applicants propose to use reclaimed style brickwork, cumaru timber cladding and white thru render for the walls, and a natural grey slate for the roof with a glass balustrade/steel post balcony. These materials are considered appropriate and will be secured by condition. It is therefore considered that, whilst the proposal is not in accordance with policy RD10, is considered acceptable given the limited impact it would have on the open countryside. The proposal is considered to accord with policy CS5 of the North Lincolnshire Core Strategy and paragraph 47 of the National Planning Policy Framework.

Conclusion

Despite the identified conflict with policy RD10, it is considered that the proposed extensions will have no unacceptable impact on the character or appearance of the host property or on its wider rural setting. Therefore, the proposals are considered to generally accord with the aims of this policy, which are to protect the character and setting of the countryside and traditional properties of merit within these rural areas. Consequently, the proposed development is considered to be acceptable and is 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.

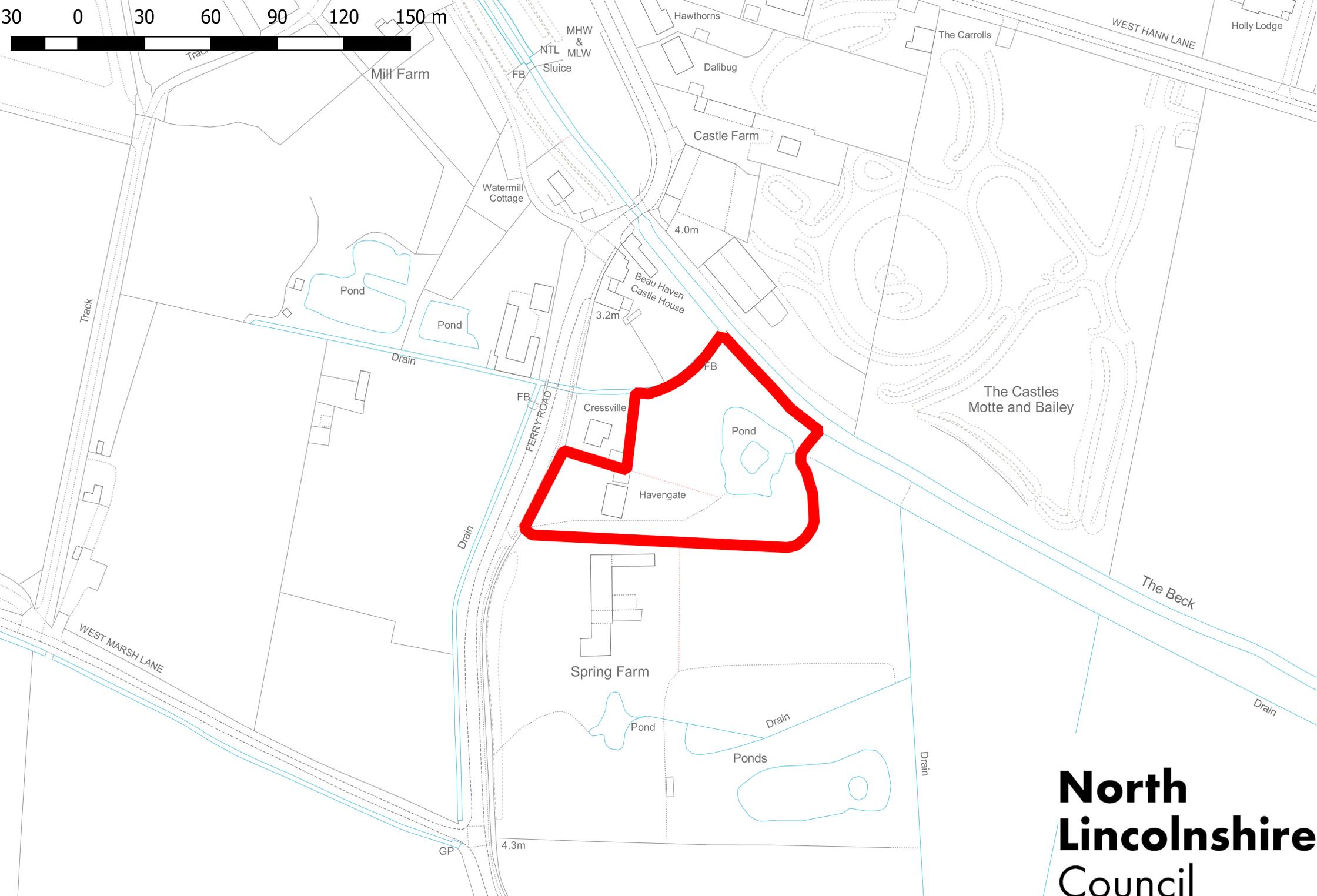
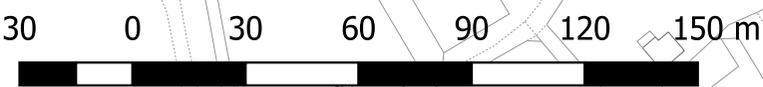
2.
The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing number: 1721/102, Rev A.

Reason

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

Informative

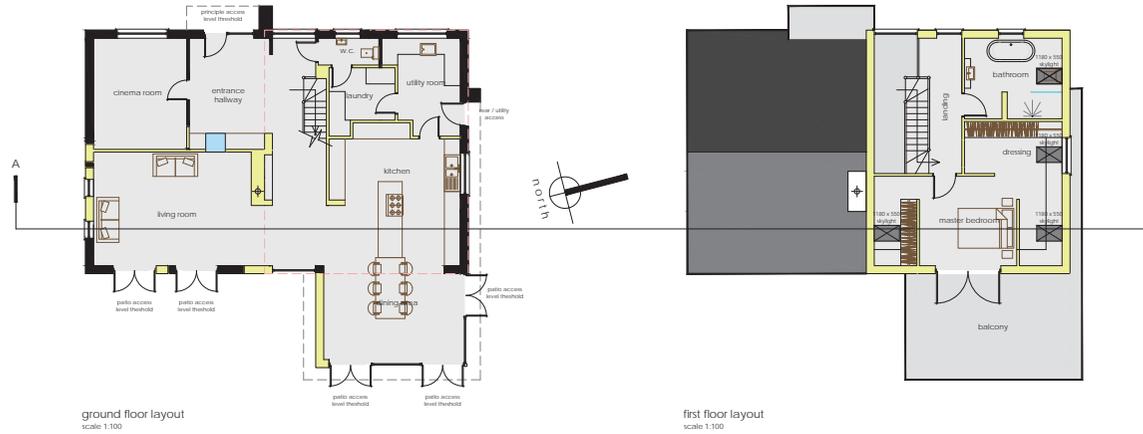
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



**North
Lincolnshire
Council**

PA/2019/1145

PA/2019/1145 Elevations (not to scale)



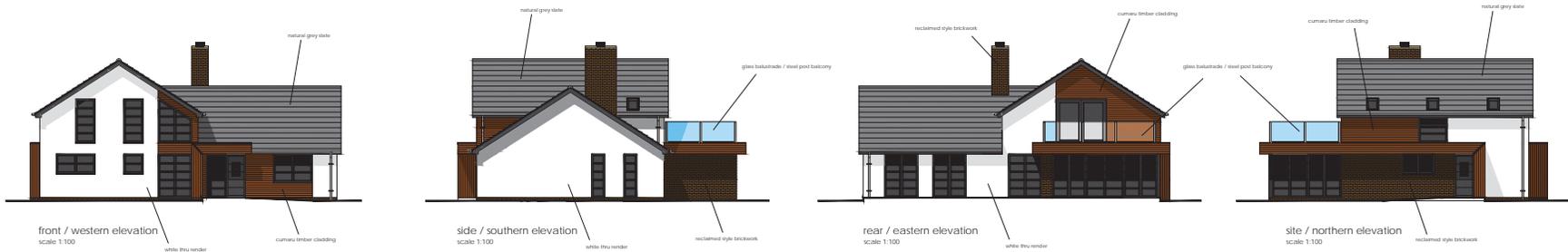
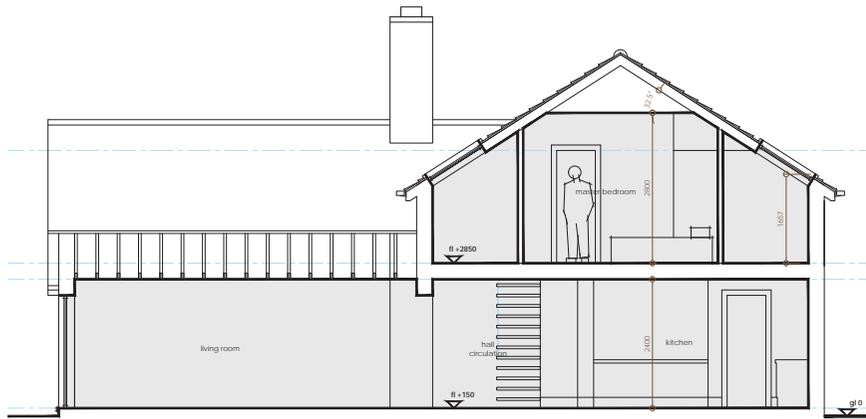
notes:
 1. All dimensions are to face unless otherwise stated.
 2. All dimensions are to be taken from the finished floor level unless otherwise stated.
 3. All dimensions are to be taken from the finished floor level unless otherwise stated.
 4. All dimensions are to be taken from the finished floor level unless otherwise stated.
 5. All dimensions are to be taken from the finished floor level unless otherwise stated.

materials:
 walls: white render
 cladding: cumaru timber cladding
 roof: reclaimed style brick / sips
 windows: natural grey slate
 fascias: black aluminium
 rainwater goods: cast aluminium/steel

flood zone:
 the application site lies fully within the designated category 3 flood zone as defined on the government 'flood map for planning' website at the time of submission.

the application site hosts an existing dwelling and the proposal seeks to extend from this.
 the floor levels on the single storey extension will be no lower than that of the existing dwelling.

the proposal to erect a first floor extension will serve to improve the condition of the site in relation to flooding by providing an improved point of safety over that which is existing. in such, the proposal principle should be viewed with support on this basis.



A: issued for 'PLANNING'	03 July 2019	PB
Rev:	date	by
Client:		
Mr. & Mrs. Hilditch-Hayes Havengate, Ferry Road, Barrow Haven, DN19 7EY		
Proposed Roof Lift Extension and Single Storey Rear Extension - Internal Alterations		
Proposed Floorplans, Elevations and Site Plan Visuals		
Drawn by:	Date:	
P. Bingham	10 May 2019	
Checked by:	Scale:	
H. Hilditch-Hayes	A1	as noted
Planning Number:	Area:	
1721 / 102	A	PLANNING

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