

<b>APPLICATION NO</b>	<b>PA/2019/1986</b>
<b>APPLICANT</b>	Mr Adam Rowson
<b>DEVELOPMENT</b>	Planning permission to erect a two-storey rear extension including associated works
<b>LOCATION</b>	Springwold, Melton Road, Wrawby, DN20 8SL
<b>PARISH</b>	Wrawby
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Tanya Coggon
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Third party request to address the committee

## **POLICIES**

**National Planning Policy Framework:** Paragraph 47 – Planning law requires applications for planning permission to 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:

DS1 (General Policy and Principles)

DS5 (Residential Extensions)

SPG1 (Design Guidelines for Home Extensions)

T2 (Access to Development)

T19 (Car Parking Provision)

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

## **CONSULTATIONS**

**Highways:** No objections.

Historic Environment Record: No objection.

## **PARISH COUNCIL**

No response received.

## **PUBLICITY**

The application has been publicised by site notice in accordance with article 15 of the Development Management Procedure Order 2015 as amended. One letter of objection has been received from the adjoining neighbour raising the following issues:

- loss of light
- overshadowing
- breach of 45° guidelines
- intrusive
- loss of sunlight
- loss of privacy
- overlooking
- trees located the adjacent property.

## **ASSESSMENT**

### **The site**

The site is located within the development boundary of Wrawby. The property is a detached dwelling located along the ribbon development comprising Melton Road. It is surrounded by detached residential properties on all sides. The site is located in Flood Zone 1 and is therefore at low risk of flooding. There is currently a fir tree in the rear garden that is shown to be removed. This tree is not protected and can be removed without consent.

**The main issues in the determination of this application are whether the development of this site for the proposed residential extension is appropriate and in keeping with the character of the settlement, and whether the development would have an adverse impact on residential amenity or highway safety.**

### **The principle of the development**

The site is located within the development boundary of Wrawby where, in principle, residential extensions are considered to be acceptable.

### **Impact on the highway**

Highways have raised no objection to the proposal. It is therefore considered to be acceptable in highway terms and accords with policies T2 and T19 of the North Lincolnshire Local Plan.

### **Impact on the amenity of the locality**

The proposed extensions are located to the rear of the property and are not readily visible in the street scene. They have been designed to be in character with the existing dwelling and surrounding area. The proposal therefore accords with policies CS5 of the Core Strategy, and DS1 and DS5 of the North Lincolnshire Local Plan.

### **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 result in loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

An objection has been received from the neighbour to the east. This is a semi-detached property with a kitchen window in the side elevation. Adjacent to this window is the neighbour's detached garage. There is also an obscure-glazed window on the ground floor of the neighbour's property and a stair/landing window at first floor. The neighbour has a small, flat-roofed, single-storey extension to the rear of the dwelling.

In terms of the neighbour's objection, there is a distance of approximately 7 metres between the proposed extension and the neighbour's kitchen window. On the boundary is a

hedge. When the 45° degree and 30° degree rules are applied, they are both passed. The extension faces north and has been designed with a hipped roof. There is a substantial separation distance between the objector's and applicant's properties. It is recognised that the neighbour will have a view of the extension from his kitchen window but no demonstrable loss of amenity will be caused to this property by overshadowing, loss of light or the extension being intrusive.

In terms of overlooking to this neighbour, a new en-suite window is proposed which will be conditioned to be obscure-glazed to preserve privacy. Windows are proposed in the rear elevation but these will not directly overlook the objector's property and there are already windows in the rear elevation of the existing dwelling. In terms of trees, there is a large tree on the application site that is shown to be removed. The trees located on the neighbouring property are noted. The applicant will need to ensure, during construction of the extension, that the neighbour's trees are not harmed. The proposal therefore accords with policies CS5 of the Core Strategy, and DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

In terms of the neighbour to the west, due the size and design of the extension, the location of the applicant's garage on the west side and the separation distances between this neighbour's property and the applicant's property (over 8 metres), no demonstrable loss of amenity will be caused. The new bathroom window will be conditioned to be obscure-glazed to preserve privacy. The new ground floor windows will be screened by the garage and this neighbour has no windows in the flank elevation. The proposal therefore accords with policies CS5 of the Core Strategy, and DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

## **Conclusion**

The proposed extension is well designed to ensure that it will not have any unacceptable visual impact on the amenity of the locality or result in any demonstrable harm being caused to the amenity of neighbours. The proposal is also considered acceptable in highway terms. The proposal therefore aligns with the relevant development plan policies 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 plans: 581-19-02, 581-19-01 and 581-19-03.

Reason

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

3.

Before the extension is first occupied, the bathroom window in the western wall of the dwelling and the en-suite window in the eastern wall of the dwelling shall be obscure-glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

**Reason**

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

**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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Wrawby St Mary's C of E Primary School

MILLVIEW

VICARAGE AVENUE

The Homestead Shelter

Lindum  
Cullins

Lynwode  
Marwyn

Grafton  
Denleigh

The Cottage  
Springwold  
Hilcrest

The Hollies

Montana

Ashdene House

Church Hill  
Churchview

Mons Ley

Hollie Ridge

38.3m

LB

Black Horse (PH)

Rose Cottage

31.5m

Vinton

Birkmont

40.1m

**North  
Lincolnshire  
Council**

 **Development Boundary**

**PA/2019/1986**

# PA/2019/1986 Block plan (not to scale)



**EXISTING BLOCK PLAN**  
1:500



**PROPOSED BLOCK PLAN**  
1:500



<b>Revisions:</b>	
<b>PROJECT:</b> Proposed Extensions To Existing Dwelling:-	
<b>TITLE:</b> Existing & Proposed Block Plans & Site Location Plan	
<b>DRAWING NUMBER:</b> 581-19-03	<b>SCALE:</b> As Shown @ A2
	<b>DATE:</b> November 2019

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**SCALE:**  
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**DATE:**  
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