

APPLICATION NO	PA/2019/2067
APPLICANT	Mr Johnson and Miss Hinkley
DEVELOPMENT	Planning permission to erect a two-storey extension with associated works
LOCATION	Westwood Lodge, Ermine Street, Broughton, DN20 0BG
PARISH	Broughton
WARD	Broughton and Appleby
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 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 users⁴⁶; 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, DS5, RD10, RD2

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5

CONSULTATIONS

Highways: No objection or comments.

Archaeology: No objection.

TOWN COUNCIL

No objection 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 property is located outside the defined settlement boundary for Broughton as identified by the Housing and Employment Land Allocations DPD 2016. Policy RD10 of the North Lincolnshire Local Plan therefore applies and sets out the criteria for extensions to properties in the countryside.

The applicants seek planning permission to erect a two-storey extension to this detached property with associated works.

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, or result in overshadowing, overbearing impact or 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 plans show that the proposal would be a modern addition to the original property; however, this is a sympathetic and welcomed addition. The proposed extension would be visible from the highway but the dwelling is located in a relatively isolated position with no neighbouring residential properties affected. Due to the locality of the property, it would not

have an impact upon the visual amenity of the area or lead to any unacceptable visual intrusion.

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

Character impacts

Policy DS5 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy are 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 alterations and extensions to dwellings within the open countryside. Policy RD2 of the local plan is also considered relevant.

Policy RD10 states that the volume of any proposed extension or alteration should not exceed that of the original dwelling by more than 20%, exclusive of the normal permitted development rights, and the original dwelling should continue to form the dominant visual feature of the dwelling as extended. In this case it is acknowledged that the proposal represents significantly 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. The proposal would see a large increase in volume and the proposal would result in the loss of the existing principal elevation, and this means it is in any case contrary to the said policy. Whilst the property has been on the site for some time, it is of no acknowledged architectural or historic merit. 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 has previously undergone 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 existing and new stonework to match the existing, vertical dark grey timber cladding and off-white/pale grey self-coloured render for the walls, a dark grey slate for the roof, and a glass balustrade and dark grey upvc/aluminium windows; these are considered appropriate and can be secured by condition. Therefore, whilst the proposal is not in accordance with policy RD10, it is considered acceptable given the limited harm it would have on the open countryside. The proposal is considered to accord with policy CS5 of the North Lincolnshire Core Strategy as well as paragraph 47 of the National Planning Policy Framework.

Conclusion

Despite the identified conflict with policy RD10, it is considered that the proposed extension and associated works would have no unacceptable impact on the character or appearance of the host property or on its wider rural setting. 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.

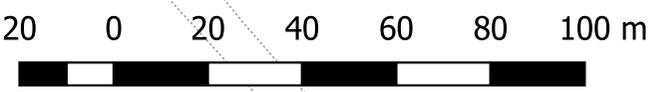
The development hereby permitted shall be carried out in accordance with the following approved plans: dwg. no. 943.01 and dwg. no. 943.02.

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.



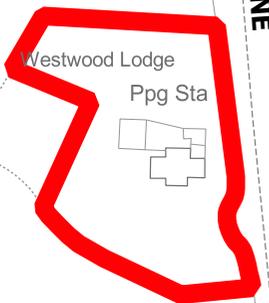
B1207 to Appleby

Far Wood

42.9m

APPLEBY LANE

42.4m



Spring

40.0m

To Broughton



**North
Lincolnshire
Council**

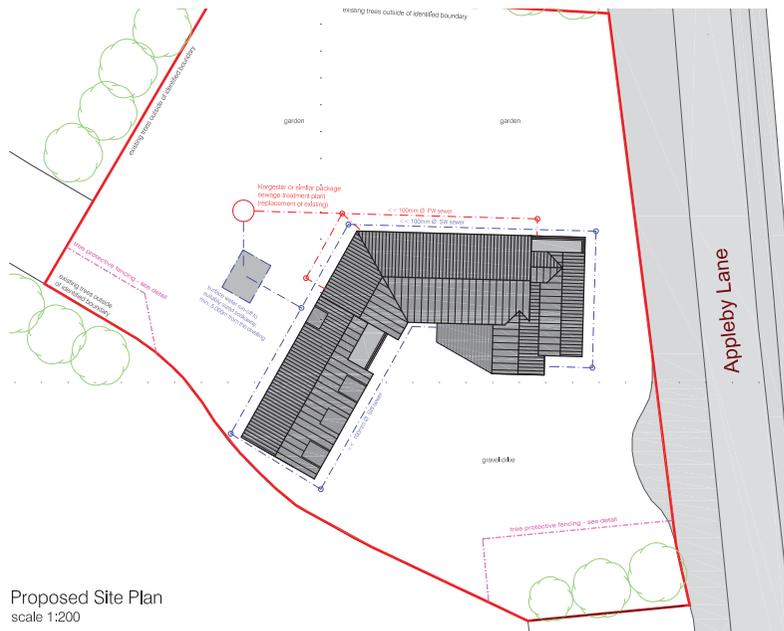
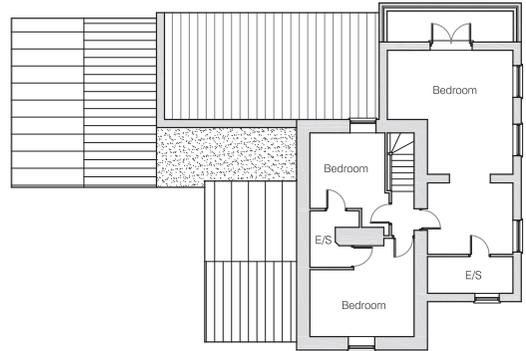
PA/2019/2067

PA/2019/2067 Proposed plans (not to scale)

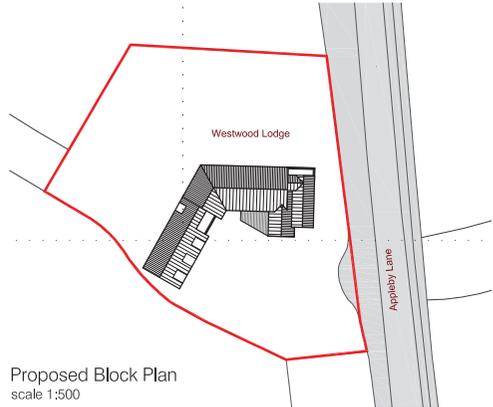
Ground Floor



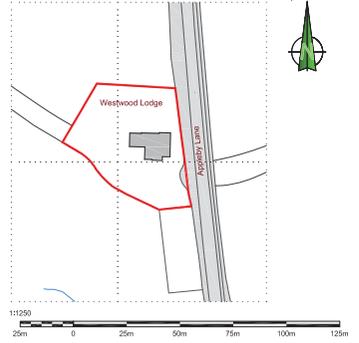
Existing First Floor



Proposed Site Plan
scale 1:200

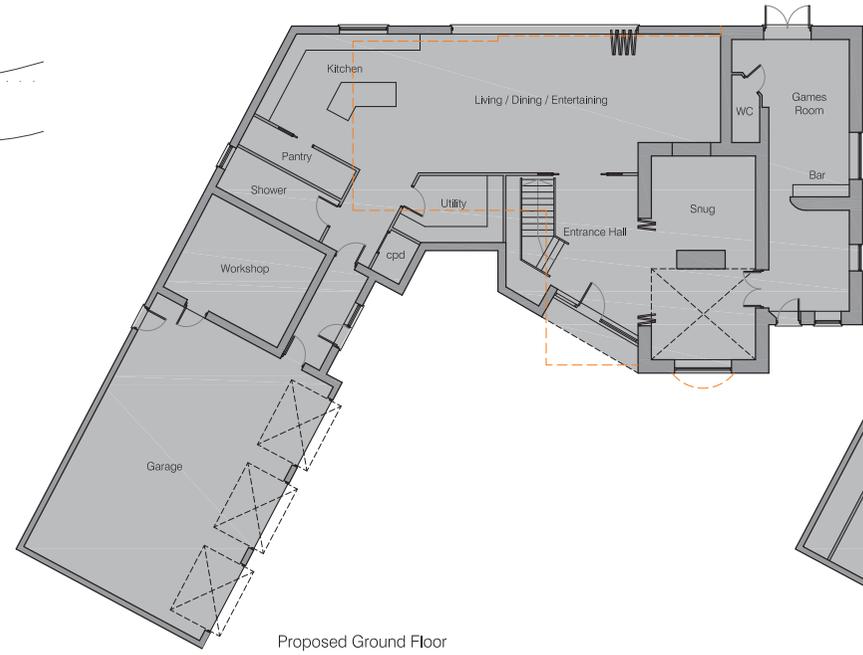


Proposed Block Plan
scale 1:500



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Location Plan
scale 1:1250



Proposed Ground Floor



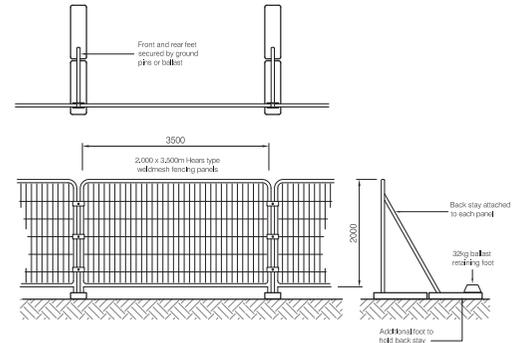
Proposed First Floor

NOTES: A1

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.
Do not scale from these drawings - if in doubt - ask.
All materials shall be fixed, secured or joined in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.
The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.
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PROTECTIVE FENCING

Fences according to BS: 5837
Trees in relation to construction



rev.	amendment	date
01	Proposed Extensions	9/4/2019
02	Westwood Lodge	11/12/19
03	Appley Lane, Brighton, DN20 9BG	11/12/19

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PA/2019/2067 Existing and proposed elevations (not to scale)

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystone architecture.

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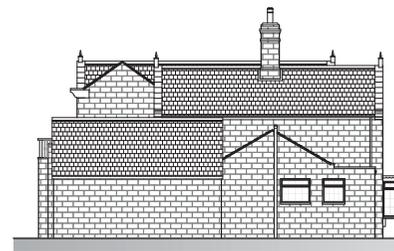
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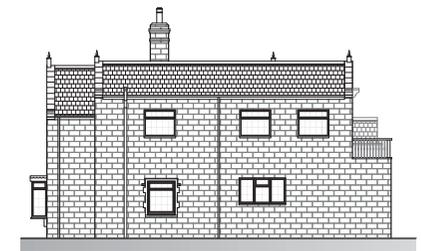
Existing North Elevation



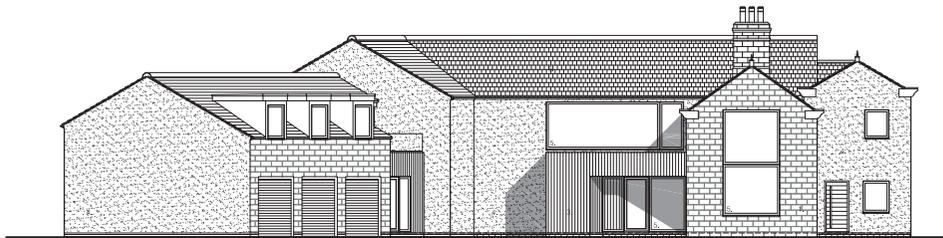
Existing South Elevation



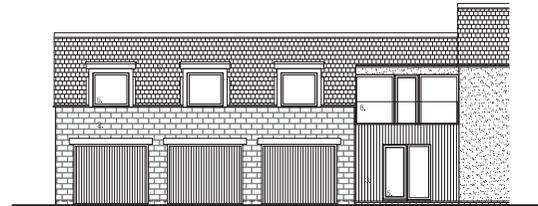
Existing West Elevation



Existing East Elevation



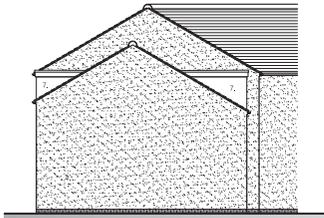
Proposed South Elevation



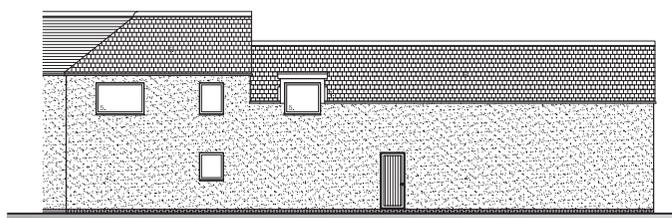
Proposed South East Elevation

Material Schedule:

1. existing stone work
2. new stone work to match existing
3. vertical dark grey timber cladding
4. off-white / pale grey self-coloured render
5. dark grey uPVC / aluminium windows
6. dark grey slate roof tiles
7. grey single ply membrane (lead effect)
8. frameless glass balustrade



Proposed South West Elevation



Proposed North West Elevation



Proposed East Elevation



Proposed North Elevation

rev.	amendment	date
01	Proposed Elevations	9/3/22
02	Westwood Lodge, Acleby Lane, Broughton, DN20 0BG	Dec 19
	stage: Planning	drawn by: JCB
	scale: 1:100 & as noted	drawn by: JCB