

APPLICATION NO PA/2020/1277

APPLICANT Mr D Trimm

DEVELOPMENT Planning permission to erect a two-storey side and rear extension

LOCATION 87 Redbourne Road, Hibaldstow, DN20 9NW

PARISH Hibaldstow

WARD Ridge

CASE OFFICER Kevin Robinson

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: Section 12

North Lincolnshire Local Plan: DS1, DS5, RD2, RD10, T2, T19

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

CONSULTATIONS

Highways: No objections subject to conditions.

Drainage (Lead Local Flood Authority): No objections or comments.

Environmental Protection: No objection, but advise an informative in relation to houses in multiple occupation (HMO).

PARISH COUNCIL

No objections.

PUBLICITY

A site notice has been displayed in accordance with Article 15 of the Development Management Procedure Order 2015 (as amended). No comments have been received.

ASSESSMENT

The applicant's supporting statement identifies an intention to let one or two of the bedrooms for bed and breakfast. The proposal would result in a seven-bedroom property. As such, the letting of two of the bedrooms for bed and breakfast would not constitute a

material change of use. However, it is considered prudent to attach an informative to any permission granted to draw the applicant's attention to the use being a matter of degree and that should the bed and breakfast provision be expanded, a change of use may occur.

Planning history

PA/2020/35: Planning permission to erect a two-storey side extension – refused 6 March 2020 for the following reason:

The proposed extension, by virtue of its height, scale and siting, results in a visually dominant form of development to the detriment of the character and appearance of the building and the locality. Specifically, the design and scale of the proposed extension would result in an unbalanced appearance where the original dwelling would no longer be legible. These impacts are exacerbated by the position of both the existing dwelling and the proposed extension in a highly visible and prominent position close to the public highway. For these reasons the proposal is considered contrary to policies DS1, DS5, RD2 and RD10 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

Site characteristics

The property forms one of a pair of detached dwellings sited to the east of Redbourne Road to the south of Hibaldstow. The pair are sited with open agricultural fields to their rear and sides forming a somewhat exposed feature in the location.

The following considerations are relevant to this proposal:

- **residential amenity**
- **appearance.**

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, loss of privacy or overbearing impact to adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposal is situated to the south of the host property wrapping around to form a side and rear extension. The proposal has the majority of its openings facing out toward the open farmland. The rear projection would be approximately 4 metres from the existing rear elevation and would include the provision of a kitchen/dining window at ground floor and a bedroom at first floor. Given the location, inset from the northern boundary to the adjacent property and the types of rooms served, it is not considered that there would be significant overlooking to an extent to warrant resistance of the proposal on these grounds. Likewise, given the location of the proposed extension, it is not considered to result in any significant overshadowing or oppression of the neighbouring property.

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.

Appearance

The site is located outside the defined settlement boundaries of both Hibaldstow and Redbourne, in the open countryside. Therefore, policy RD10 of the North Lincolnshire Local Plan applies and sets out the criteria for extensions to properties in the countryside. Policy RD10 states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;
- all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The proposal would result in a significant increase in the size, scale and massing of the property. In this case it is acknowledged that the proposal represents more than 20% additional volume to the existing dwelling allowed by policy RD10 of the North Lincolnshire Local Plan. Notwithstanding this, the volume permitted under policy RD10 does not take into account permitted development rights and the applicant could therefore 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. In this regard the proposed extension wraps around the host property reducing its visual intrusion. The frontage of the extension would be slightly above half the width of the existing property and would be set back from the frontage, albeit only slightly. These factors serve to ensure that the host property remains readable as the principal form of development to the site. The property is located adjacent to the neighbour at Stonepit House, which is of similar mass. As such, in terms of impact upon the open character of the wider location, the majority of views taking in the proposed extension would be either screened by the neighbouring property or seen against it as a backdrop. The proposal would also result in the demolition of the existing outbuilding workshop. Whilst single-storey, the building is of notable footprint and its removal would somewhat offset the increased massing of the dwelling. Given this, it is considered that, subject to controls to ensure that appropriate materials are used to reflect the host property, the proposal would not result in any significant effect upon the character of the area.

Further to the above, it is also noted that the proposed extension is significantly narrower than the extension refused under PA/2020/35 and this reduction in width and re-design of the extension is considered to satisfactorily address the previous reason for refusal.

It is therefore considered that the proposal is in accordance with policies RD10, DS5 and CS5.

Highway safety

Policy T2 is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision; both are considered relevant. The Highways officer has been consulted and has no objections.

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

The development must be begun before the expiration of three years from the date of this permission. 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: drawing reference GF/ DT/ RBR/ 002 – 20, Dated Dec 19.

Reason

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

3.
The extension hereby approved shall be constructed with external facing materials to match the host property.

Reason

In the interest of the character of the area and to comply with policy RD10 of the North Lincolnshire Local Plan.

Informative 1

The applicant's attention is drawn to the council's current position that at this stage the use for bed and breakfast accommodation of two bedrooms within the seven resulting would not result in a material change of use. However, an increase in the proportion of the bedroom accommodation used for bed and breakfast may result in a change of use occurring. As such the applicant is advised to contact the local planning authority should an increase of usage occur.

Informative 2

If the proposed use of the property as a bed and breakfast were to change from this type of use, the following applies:

- Under Section 55 (2a) of the Housing Act 2004, any property that is to be occupied by five or more persons who form two or more separate households and who share at least one basic amenity such as a kitchen, bathroom or toilet, falls under the Houses in Multiple Occupation (HMO) Mandatory Licensing scheme and therefore will require licensing upon completion and before it is occupied. Further details regarding how to apply can be found here:

<https://www.northlincs.gov.uk/council-tax-benefits-and-housing/housing/mandatory-hmo-licensing>

- There are certain exemptions to Mandatory Licensing and one such exemption is:

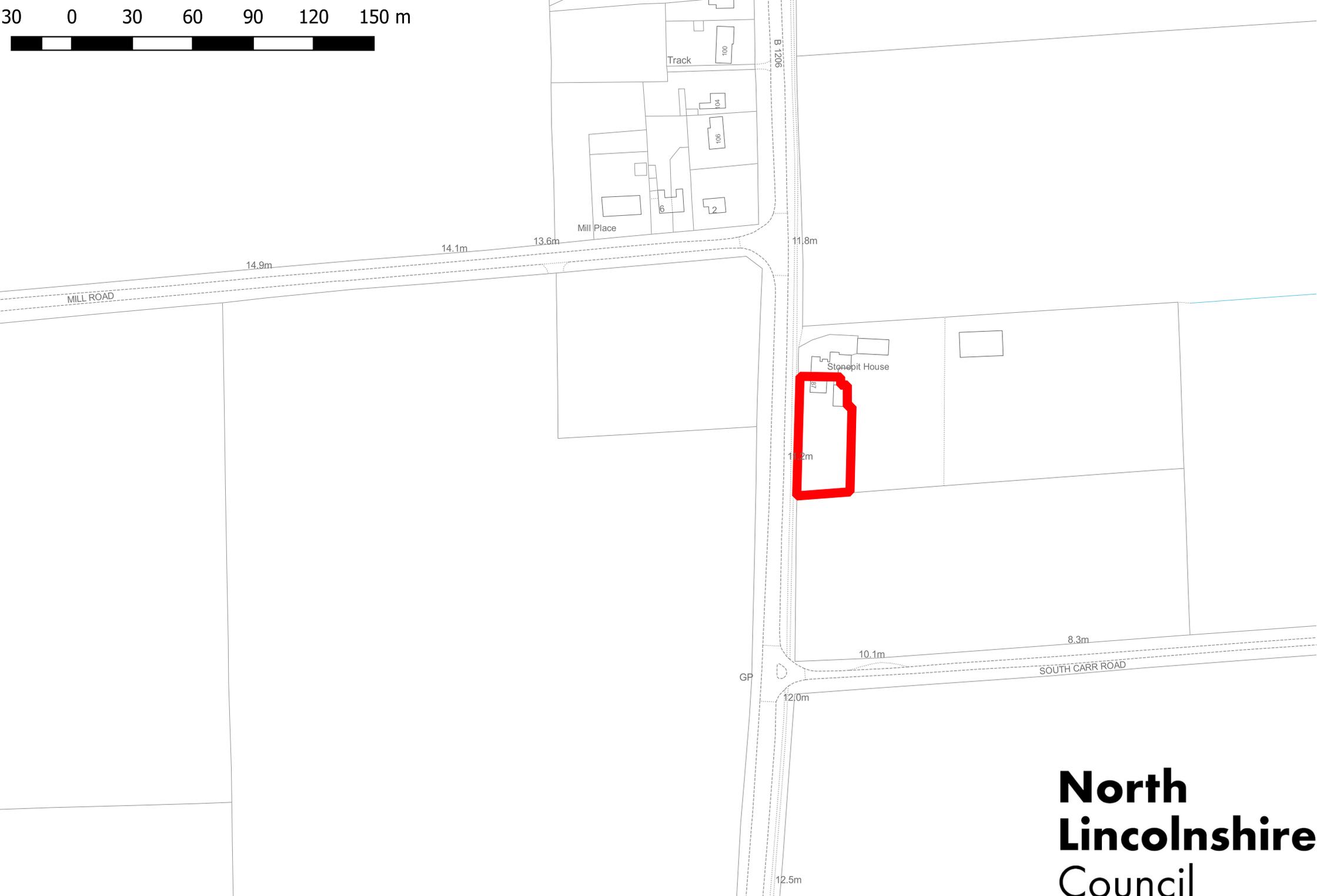
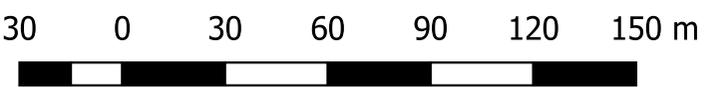
where the HMO is a flat in a purpose-built block of three or more flats, it is exempt from the Mandatory Licensing scheme.

- Under The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018, sleeping accommodation must comply with the following mandatory space standards:

Persons	Age	Minimum sleeping space
One person	Aged 10 and under	Not less than 4.64 square metres
One person	Aged over 10	Not less than 6.51 square metres
Two persons	Aged over 10	Not less than 10.22 square metres

Note: Any part of the floor area of sleeping accommodation in relation to which the height of the ceiling is less than 1.5 metres is not to be taken into account in determining the floor area of that room.

- Where sleeping accommodation does not comply with the mandatory space standards, the property would not be suitable for licensing, unless alterations took place to the sleeping accommodation. You will need to check if planning permission or Building Regulations approval is required for any such alterations.



**North
Lincolnshire
Council**

PA/2020/1277

PA/2020/1277 Proposed plans (not to scale)



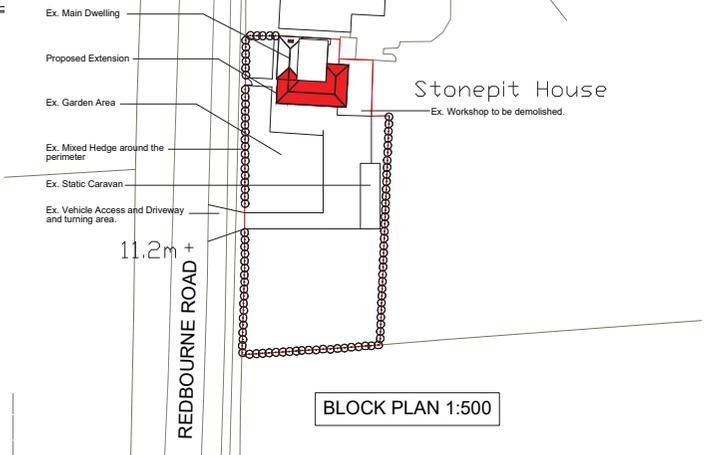
PROPOSED FRONT ELEVATION
1:100

PROPOSED SIDE ELEVATION
1:100

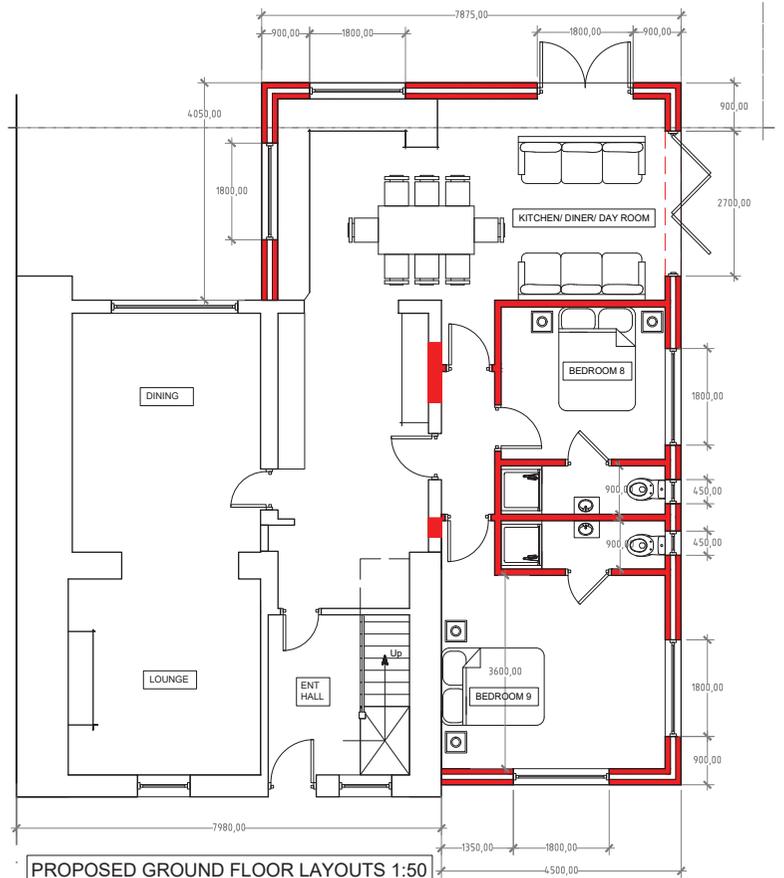


PROPOSED REAR ELEVATION
1:100

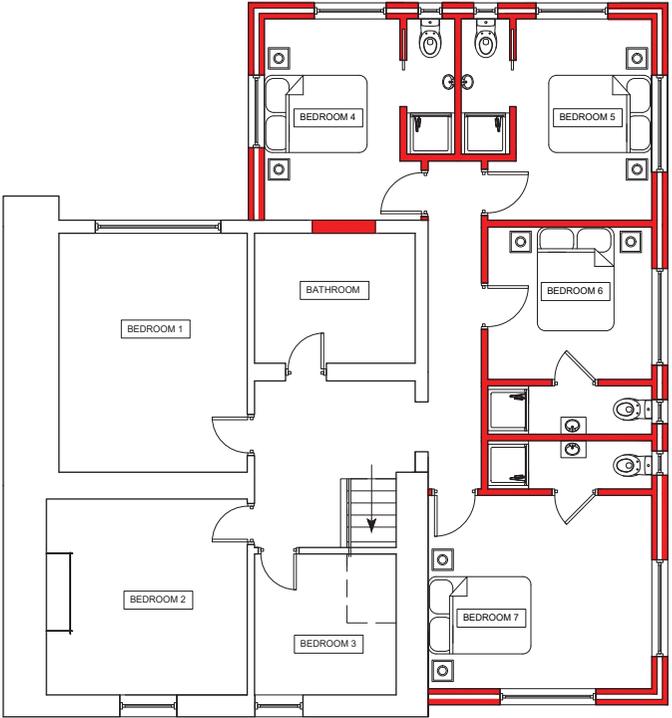
PROPOSED SIDE ELEVATION
1:100



BLOCK PLAN 1:500



PROPOSED GROUND FLOOR LAYOUTS 1:50



PROPOSED FIRST FLOOR LAYOUTS 1:50

CDM Regulations 2015 - The client MUST abide by the Construction Design and Management Act 2015. If more than one contractor is involved the client will need to appoint a Main "Principle Contractor" to plan, manage and co-ordinate the construction and ensure procedures are in place for organising the project.

Domestic Clients
The domestic Client must appoint a principle designer and principle contractor, if not your duties will automatically transfer to the contractor. The designer can take on responsibilities for the principle designer so long as a signed written agreement exists between you and the designer.
The health and Safety Executive must be informed as as possible if

- The project lasts more than 30 Working days and has more than 20 workers working simultaneously,
- the project exceeds more than 500 person days.

Do not scale from this drawing, use figured dimensions. All dimensions to be checked on site before work commences. All errors and omissions to be reported to the architect / supervising officer.

NOTE:
Please note there are no changes proposed to the site levels all to remain existing.
The FFLs are to match the main dwelling exactly.

Design Services
O: 01507 328728
M: 07770 415123
e: genn@gfdesignservices.co.uk

PROJECT TITLE:
87 Redbourne Road
Hibaldstowe
Brigg
DN20 9NW

DRAWING TITLE
Proposed Layouts, Elevations and Block Plan

SCALE
Varies

DATE
Dec 2019

DRAWN BY
GCF

CHECKED BY

DRWG. NO.
GF/DT/RBR/002-20

REV.

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