

**APPLICATION NO** PA/2020/92

**APPLICANT** Dorritt

**DEVELOPMENT** Planning permission to erect single-storey side and rear extension following demolition of existing garage

**LOCATION** 27 The Rowans, Westwoodside, DN9 2PQ

**PARISH** Haxey

**WARD** Axholme South

**CASE OFFICER** Mark Niland

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Haxey Parish Council

## **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.

**North Lincolnshire Local Plan:** DS1, DS5, T2, T19

**North Lincolnshire Core Strategy:** CS5

## **CONSULTATIONS**

**Highways:** No objections or comments to make.

## **PARISH COUNCIL**

The plot is small in relation to the current dwelling and therefore the proposal would be an over-development of the site. Parking in this area would be an issue.

## **PUBLICITY**

The application has been advertised by means of a site notice in accordance with Article 15 of the DMPO 2015 as amended.

One letter of objection has been received which expresses concerns over the impact of the proposal on amenity.

## **ASSESSMENT**

The site lies within the settlement boundary of Haxey as identified by the Housing and Employment Land Allocations DPD 2016. The dwelling itself is a bungalow with attached garage made up of red facing brick. It is located within a cul-de-sac of similar properties that all have proportionate front and rear curtilage areas with off-street parking provision. The applicant seeks permission to build a rear extension that would allow for an additional bedroom.

**The main issues for consideration are:**

- **impact upon residential amenity; and**
- **impact upon the character of the area.**

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

The proposal would replace an existing attached garage and create a greater amount of built form along the neighbour's boundary. The existing garage runs approximately 4.5 metres along the boundary; this proposal would see built form extending to approximately 7 metres along this shared boundary. Notwithstanding the increase in built form, the applicant has produced a scheme which would have a flat-roofed extension not much higher than the existing garage in order to mitigate the impacts of overbearing upon the neighbouring property. Because of the design solution close to the boundary, it is considered that the impacts from overbearing, whilst increasing, would not be at a level that would warrant refusal. Permitted development rights for outbuildings currently exist that would have a similar, if not greater impact. All other properties are at a sufficient distance not to experience unacceptable impingement upon their amenity levels. Furthermore, all openings are placed such that they would not give rise 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 rights of adjoining neighbours and aligns with policy DS5.

### **Appearance**

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 not overly alter the appearance of the street scene. Furthermore, the scheme is responsive to the constraints of the site: a flat-roof extension is necessary to limit impacts upon neighbour's amenity, whilst the dual-pitched element is central to the site and echoes the form of the existing dwelling. The applicant has stated that all materials are to match the existing dwelling and this will be secured by condition. It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

## **Conclusion**

Whilst objections have been received from both a resident and the parish council, it is considered that the proposed development would not result in an over-development of the site and that there would be no significant or unacceptable impact on the amenity of neighbouring properties. There would only be limited impacts upon the street scene as the applicant has designed the scheme with the existing built form in mind. The proposal is therefore considered acceptable.

## **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: D/01/01/4819.

Reason

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

3.

The extensions and alterations hereby approved shall be made up of the external facing materials described within section 5 of the planning application form unless otherwise agreed in writing with the local planning authority.

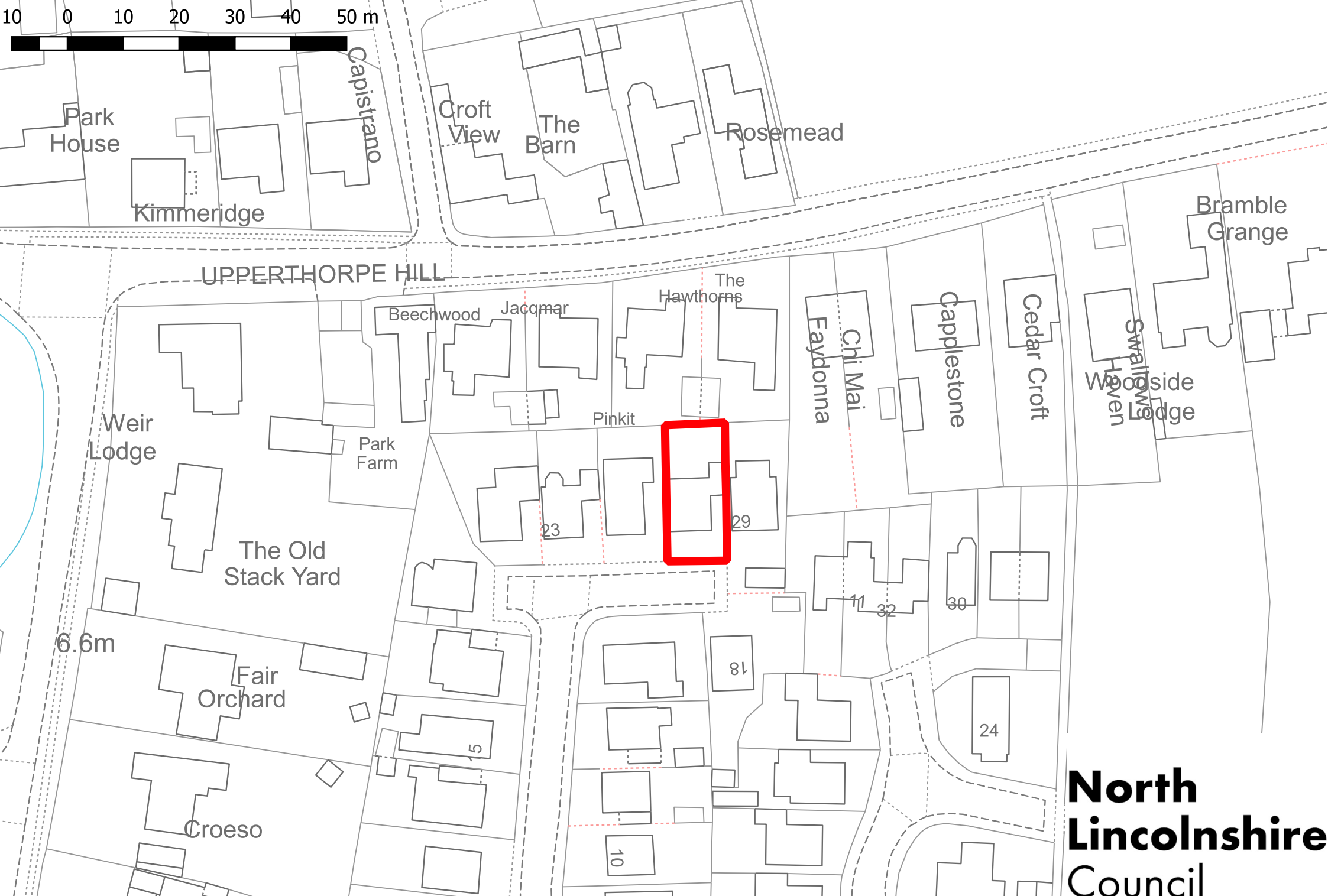
Reason

In the interest of character and to accord with policy CS5 of the North Lincolnshire Core Strategy.

## **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.

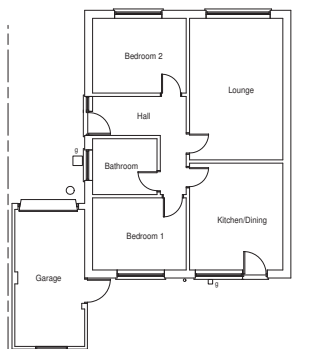
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**North  
Lincolnshire  
Council**

**PA/2020/92**

# PA/2020/92 Existing and proposed plans and elevations (not to scale)



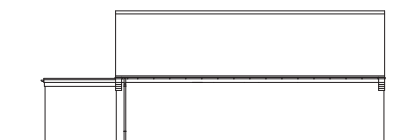
EXISTING FLOOR PLAN



EXISTING FRONT (SOUTH)

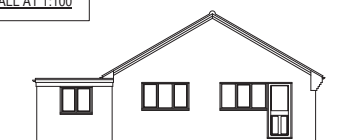


EXISTING SIDE (EAST)

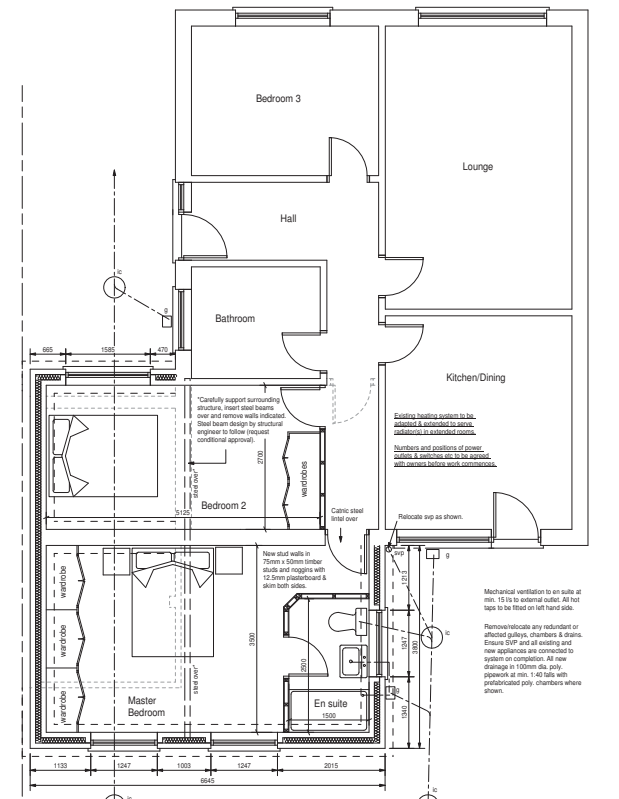


EXISTING SIDE (WEST)

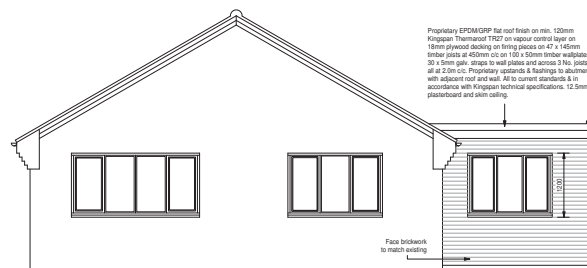
EXISTING ALL AT 1:100



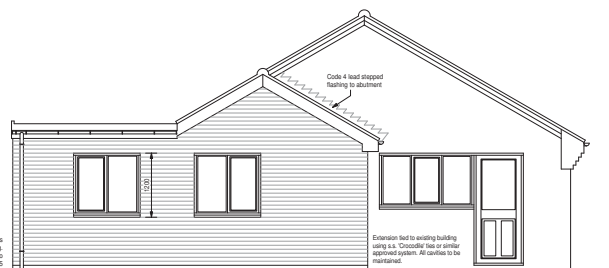
EXISTING REAR (NORTH)



PROPOSED FLOOR PLAN



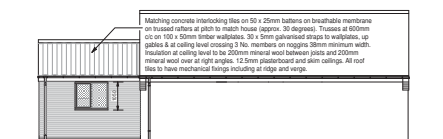
PROPOSED FRONT (SOUTH)



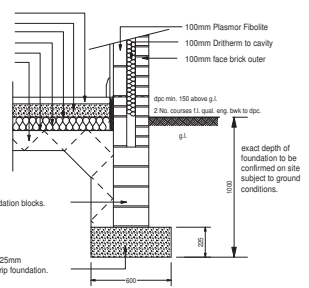
PROPOSED REAR (NORTH)



PROPOSED SIDE (EAST)



PROPOSED SIDE (WEST)

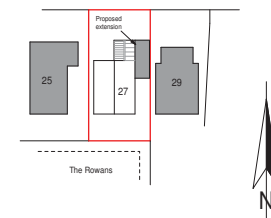


TYPICAL SECTION - FOUNDATION & GROUND FLOOR DETAIL (EXTENSION)

**BUILDING REGULATIONS COMPLIANCE NOTES:**

FLOOR CONSTRUCTION AND FOUNDATIONS TO BE AS SHOWN ON TYPICAL SECTION.  
 WALL CONSTRUCTION TO BE 100mm FACE BRICK OUTER LEAF, 100mm CAVITY FILLED WITH DRITHERM, 100mm PLASMOR FIBROLITE BLOCK INNER LEAF WITH CEMENT / SAND RENDER & SKIM.  
 S.S. WALL TIES AT 750c/c HORIZONTALLY, 450c/c VERTICALLY & 225 mm c/c AT OPENINGS.  
 ALL REVEALS INSULATED TO A U' VALUE OF 1.2W/m2K OR BETTER.  
 CATNIC LINTELS OVER OPENINGS ALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION DETAILS.  
 REINFORCED CONCRETE LINTELS TO ALL MASONRY WHERE ANY DRAINS PASS UNDER.  
 PROPOSED EXTENSION TO BE TIED TO EXISTING BUILDING USING STAINLESS STEEL 'CROCODILE' SYSTEM OR SIMILAR APPROVED & ANY CAVITIES MAINTAINED.  
 WINDOWS TO BE DOUBLE GLAZED SEALED UNITS WITH OPENING LIGHTS MIN. 1/20 RESPECTIVE FLOOR AREA AND TRICKLE VENTS TO HEADS. MIN. 800mm<sup>2</sup> FIRE AIR.  
 RAINWATER TO NEW SCAMWAY IN ACCORDANCE WITH BRE 365 VIA MATCHING GUTTERS AND FALL PIPE & 100 mm POLY. PIPEWORK.  
 ALL DOORS & WINDOWS TO CURRENT PART L SPECIFICATION.  
 BUILDING FABRIC TO BE CONSTRUCTED TO AVOID SIGNIFICANT

THERMAL BRIDGES OR GAPS IN INSULATION LAYERS WITHIN & AT THE EDGES OF THE VARIOUS ELEMENTS. REASONABLE PROVISION SHOULD BE MADE TO REDUCE UNWANTED AIR LEAKAGE FROM THE BUILDING BY PROVIDING A CONTINUOUS BARRIER TO AIR MOVEMENT AROUND THE HABITABLE SPACE THAT IS IN CONTACT WITH THE INSIDE OF THE THERMAL INSULATION LAYER. THIS MUST BE WITHOUT PREJUDICE TO THE NEED TO PROVIDE FOR ADEQUATE VENTILATION FOR HEALTH AND ADEQUATE COMBUSTION AIR FOR HEATING APPLIANCES.  
 ROBUST CONSTRUCTION DETAILS FOR DWELLINGS & SIMILAR BUILDINGS TO BE ADOPTED.  
 PROPRIETARY EXTERNAL WALL JAMB & SILL CLOSERS ARE TO HAVE MIN. THERMAL RES. 0.45m2K/W.  
 WINDOW AND DOOR FRAMES TO OVERLAP THE CLOSERS BY MIN. 30mm.  
 GLAZING IN CRITICAL LOCATIONS TO BS 6206 1981 (SAFETY GLASS).  
 ALL ELECTRICAL WORK REQUIRED TO COMPLY WITH APPROVED DOCUMENT TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO. A CERTIFICATE ISSUED BY A COMPETENT PERSON TO PROVE THAT THE INSTALLATION HAS BEEN TESTED & COMPLIES WITH PART P MAY BE REQUESTED BY BUILDING CONTROL.



SITE PLAN 1:500



NOTE:  
 THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. ADDITIONAL INFORMATION, STRUCTURAL DESIGN AND/OR AMENDMENTS MAY STILL BE REQUIRED. DO NOT START WORK UNTIL YOU ARE IN POSSESSION OF ALL CORRESPONDING APPROVALS, APPROVED SUPPORTING DOCUMENTS AND APPROVED DRAWINGS. ADDITIONAL DESIGN OR ADMINISTRATION DUE TO STARTING WORKS WITHOUT FULL APPROVAL WILL BE CHARGED FOR.  
 ALL DIMENSIONS ARE APPROXIMATE & MUST BE CHECKED ON SITE

Drawing title: EXISTING & PROPOSED ARRANGEMENTS	Client: F. DORRIT	R M Potterton Ltd. Architectural Services	
Revisions:	Drawing No. D/01/01/4819	Scale at A1: 1:50, 1:500, 1:100	Date: 07-01-2020
	Project: PROPOSED EXTENSION AT No.27 THE ROWANS WESTWOODSIDE DN9 2PQ	2A Northfield Road Messingham Scunthorpe North Lincolnshire DN17 5SA Telephone: (01724) 761752 Mobile: 07844 292279 rmpotterton@hotmail.co.uk	