

<b>APPLICATION NO</b>	<b>PA/2022/525</b>
<b>APPLICANT</b>	Mr Scott Milner
<b>DEVELOPMENT</b>	Planning permission to erect a two-storey extension including demolition of existing outbuilding
<b>LOCATION</b>	Lilac Cottage, Upperthorpe Road, Westwoodside, DN9 2AH
<b>PARISH</b>	Haxey
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey Parish Council

## **POLICIES**

**National Planning Policy Framework:** Sections 6 and 12 apply.

**North Lincolnshire Local Plan:** Policies RD2, RD10, DS1, DS5 and LC14 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5 and CS6 apply.

## **CONSULTATIONS**

**Highways:** No objection or comments.

**LLFA Drainage:** No objection or comments.

**Historic Environment Record (HER) (Archaeology):** The application is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14). This area is designated for its unique historic landscape retaining the pattern of ancient open strip fields and enclosures surrounding the villages on the Isle. Lilac Cottage is a 19<sup>th</sup> century house and barn located on the edge of the village within the Ancient Open Strip Field character area, the core historic landscape type in the Isle.

The application area and proposed development extend beyond the development limit and would be an unacceptable encroachment of the built environment into the protected historic landscape, contributing to adverse character change and affecting the setting and legibility. The Historic Environment Record (HER) recommends refusal of planning permission as the development would adversely affect the character, appearance and setting of the historic landscape contrary to the NPPF, Core Strategy policies CS5 and CS6 and local plan policies LC14, LC7, RD2 and DS1. The HER would look more favourably on a proposal to extend the house and outbuilding to the south within the development limit as the parish council has also suggested.

## PARISH COUNCIL

Objects, making the following comments:

- It is a large plot which can accommodate the proposal.
- The northern extension is outside the development limit within the Isle of Axholme historic environment.
- The extension should be located to the south of the outbuilding.
- This proposal will not affect privacy or light for neighbouring properties.

## PUBLICITY

Site notices have been posted. No comments have been received.

## ASSESSMENT

The application site comprises a two-storey dwelling located at the most northerly part of Upperthorpe Road. It is within the defined settlement boundary for Westwoodside, within flood zone 1 and within the LC14 Historic Landscape. The dwelling was constructed from a blockwork and render finish with grey concrete tiles, but the render has recently been removed (possibly due to it requiring new render). To the rear of the dwelling is a two-storey barn constructed from red brick and blockwork, with a red clay pantile roof. It is proposed to demolish the outbuilding and erect a two-storey extension to the rear of the dwelling, and erect a garage to the north (to be attached to the extension).

**The main issues in the determination of this application are the impact on the character and appearance of the street scene/historic landscape and upon residential amenity.**

### Principle

#### Impact on street scene/historic landscape

Permission is sought to erect two extensions to the rear of this detached house: a two-storey rear extension (in place of the existing outbuilding) and a single-storey garage extension to the side of the larger extension. The plans show the proposed two-storey extension will occupy a similar built footprint to the outbuilding it is proposed to replace and will not extend beyond the defined settlement boundary to the north or east. The extension will not be visible from the west or south-west, being screened from view (from Upperthorpe Road) by the applicant's existing house and the neighbouring dwelling to the south. It is accepted this extension will be visible when looking back towards the site from Upperthorpe Road in a south-easterly direction; however, this will be similar to as exists at present, with the outbuilding being viewed as a continuation of the same dwelling (and therefore the same built form and mass) further to the east.

The proposed two-storey extension (including the two-storey staircase and lobby link) measures 18.54m (at its widest point) x 7.13m, with a ridge height of 6.22m. This is similar to the ridge level of the existing dwelling. The extension will provide a lounge at ground floor and two bedrooms with bathrooms at first floor. These rooms will be served by a galleried landing which has a double height feature window along its northern elevation, thus

allowing views across the countryside. Whilst the scale and height of the proposed two-storey extension are noted, it is worth highlighting this extension will replace an existing barn of similar proportions and height and will be constructed from materials to match the external appearance of the dwelling (namely rendered wall and grey tiles), thereby ensuring visual assimilation into both the street scene and the historic landscape as set out in policy LC14 of the North Lincolnshire Local Plan. The inclusion of the two-storey link, with double-height glazing to both its northern and southern-facing elevations, provides a clear contrast between the dwelling and the proposed extension to be linked to the rear. The glazed sections in the link help to reinforce this visual differentiation.

Turning to the proposed single-storey garage to be attached on the north-eastern corner of the larger extension, the Historic Environment Record (HER) and the parish council have both raised concerns in respect of the potential impact of development extending beyond the settlement boundary and into the historic landscape. It is noted the applicant's domestic curtilage does extend beyond the settlement boundary for Westwoodside and into the LC14 landscape, however this area forms part of the domestic curtilage as a driveway to the north. In addition, planning permission was granted under PA/2015/1394 for entrance gates and pillars to serve this driveway. Given the red-edge site plan only extends to the most northerly edge of this driveway (for a distance of approximately 9m) and this area already serves as domestic curtilage in connection with the applicant's dwelling, it is considered the proposal will not adversely affect the character, appearance or setting of the historic landscape, particularly as the garage will be attached to the larger extension, set back 29m from the public highway and viewed in conjunction with other built form within the site. In addition, the garage does not form a visually prominent form of built development, having a ridge line level with the eaves height of the two-storey extension to which it will be attached, with the main bulk facing towards the highway and driveway to ensure it is easily accessible.

Also, the applicant has provided additional photographs of their existing driveway and garden area to the north of the dwelling where the garage is proposed. The pictures clearly show the driveway and gates extend into this area to the north of the dwelling and the garage would therefore extend no further north than the existing off-street parking area. The photographs also show this area is laid to lawn and contains a shed, some trees and garden furniture, and given its domestic use it is accepted it constitutes domestic curtilage in this case. Finally, the applicant has provided another supporting photograph which shows a view looking south towards the site, across the historic landscape. This image shows the existing dwelling and its associated outbuilding (to be demolished) is not highly visible (despite its edge of settlement location) and therefore the addition of the garage is not considered to adversely affect the character, appearance or setting of the historic landscape in this case. It is worth noting the proposed garage is to be constructed from the same materials as both the dwelling and the proposed two-storey extension. This will ensure visual assimilation with the dwelling and its location within the historic landscape. In terms of policy RD10 of the North Lincolnshire Local Plan, which seeks to restrict the volume of extensions to dwellings in the countryside, it is considered the proposed garage extension (which is the only element outside the defined settlement boundary), being single-storey in height, does not represent more than 10% additional volume to that of the existing dwelling and will not result in a visually prominent form of built development in the rural landscape. It is therefore considered to comply with this policy.

Extensions to existing dwellings (whether within or outside the defined settlement boundary) are assessed under policies DS5 and RD10 of the North Lincolnshire Local Plan. These policies set out the criteria for assessing the scale, size, appearance and design of

an extension and how it impacts on both the character and appearance of the dwelling/area (visual amenity) and upon residential amenity. The proposals are considered to comply with these policies in terms of their height, siting, design, scale and materials and will not result in built development which is at odds with the character and appearance of the street scene or result in loss of residential amenity to neighbouring properties.

In conclusion, whilst it is noted the proposed garage will result in built development beyond the defined settlement for Westwoodside, it will be viewed in conjunction with the existing house and will therefore not represent a visually dominant form of development in the countryside or historic landscape.

### **Residential amenity**

The proposed extensions are not considered to result in loss of residential amenity to the applicant in terms of loss of private amenity space – the two-storey extension will be built on a similar footprint to the existing outbuilding it is proposed to replace. Three first-floor bedroom windows are proposed in the southern elevation of the two-storey extension. These will have an outlook towards the applicant's rear garden and part of the side garden belonging to the neighbouring property to the south. However, there is a separation distance of 13m to the southern boundary of the site (from the southern elevation of the proposed extension) and an overall separation distance of 20m to the northern-facing elevation of Laburnham House to the south. This is considered sufficient to mitigate any issues relating to overlooking. In addition, intervening screening in the form of a timber garden shelter and hedge planting along the applicant's southern boundary will serve to screen views from the bedroom windows still further. In summary, the proposed extensions are not considered to result in loss of residential amenity through the effects of overlooking or having an overbearing impact. The application is therefore 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: 001, 002, 003, 004, 005, 006 and 007.

#### **Reason**

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

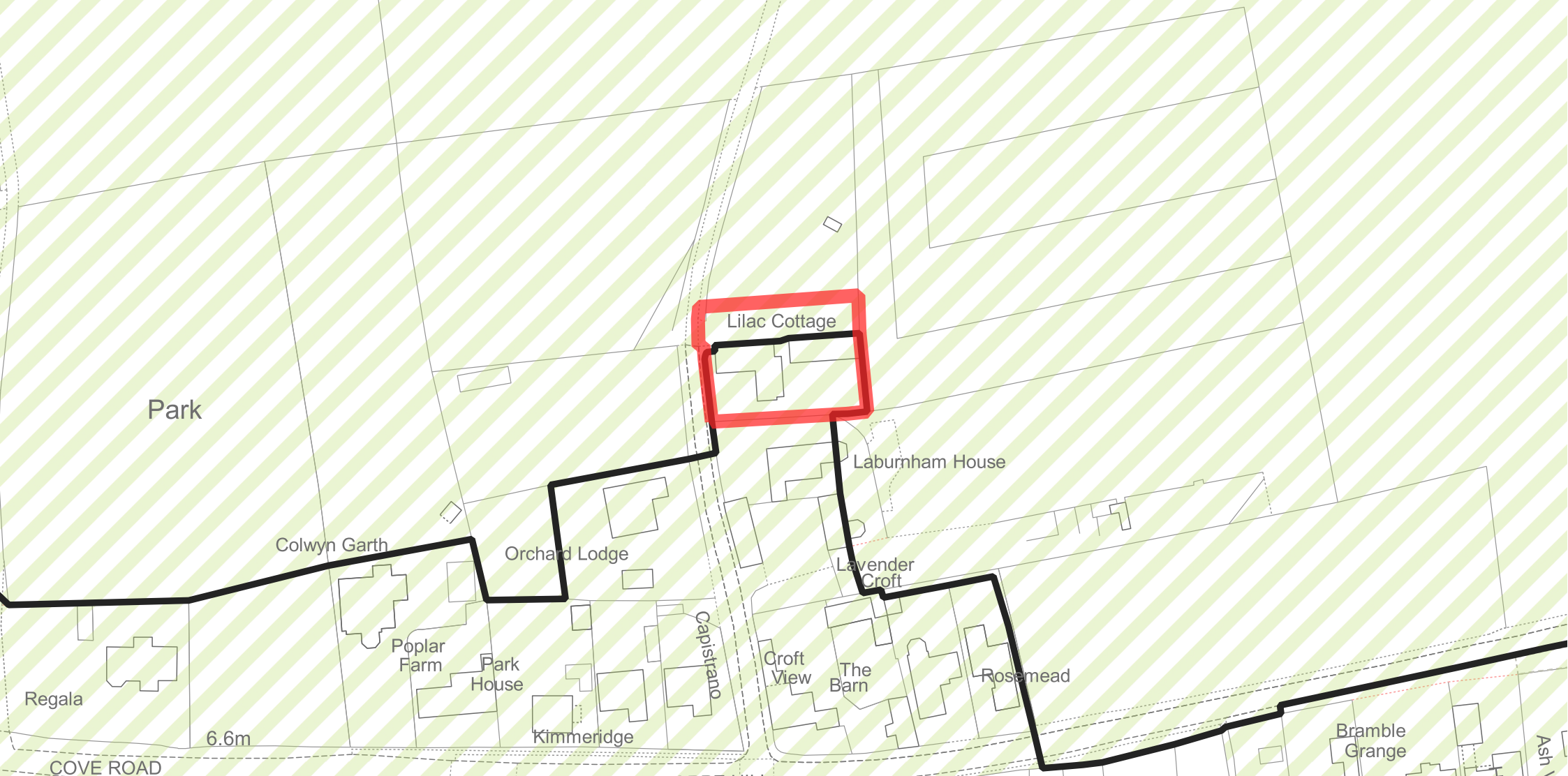
3.  
The materials and finishes of the new areas of roof and walls for the extensions hereby permitted shall match the remainder of the dwelling in colour and texture.


#### **Reason**


To define the terms of the permission and in the interest of visual amenity.

**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.



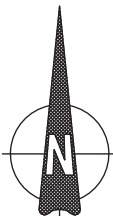
 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

**North  
Lincolnshire  
Council**

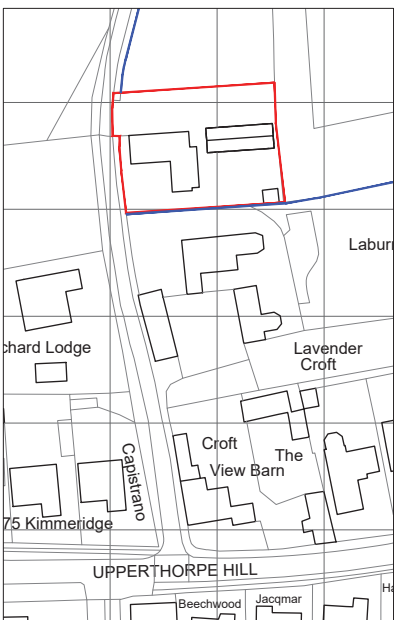
**PA/2022/525**

# PA/2022/525 Existing layout (not to scale)



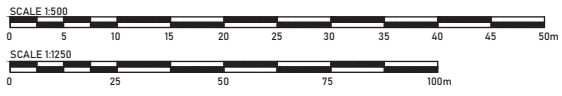
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**SITE LOC. PLAN 1:500**



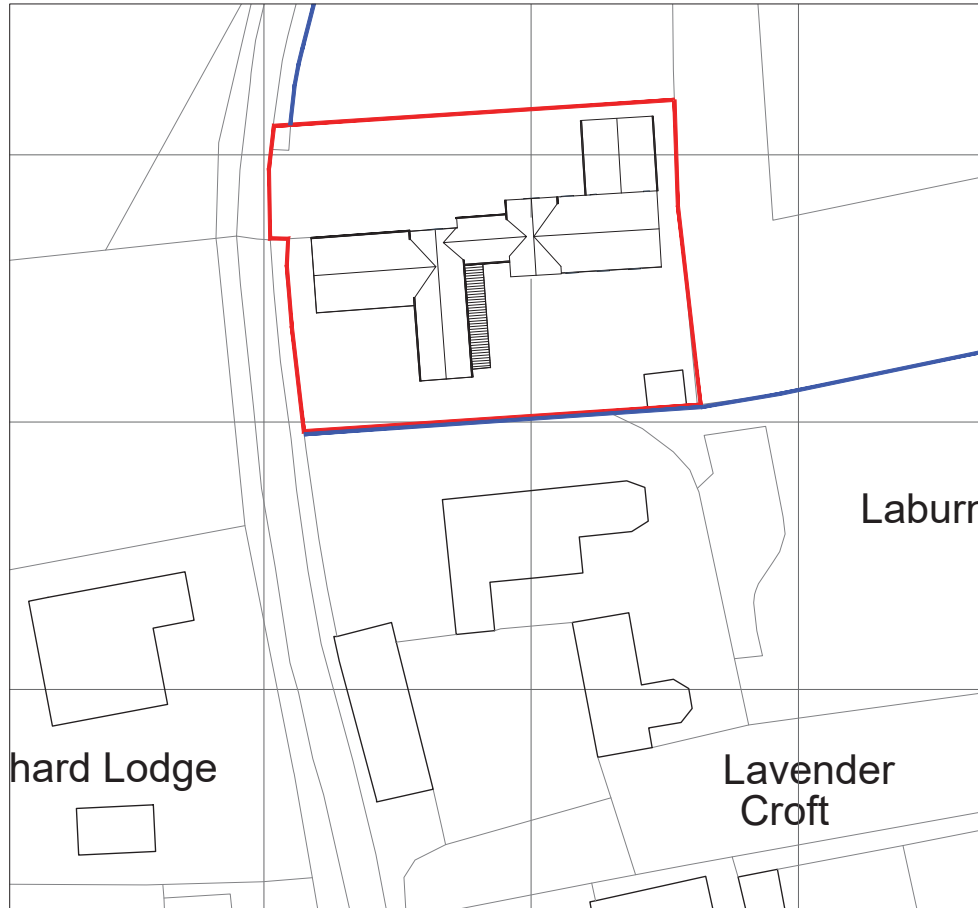
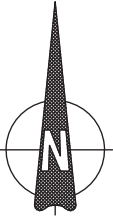
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**SITE LOC. PLAN 1:1250**



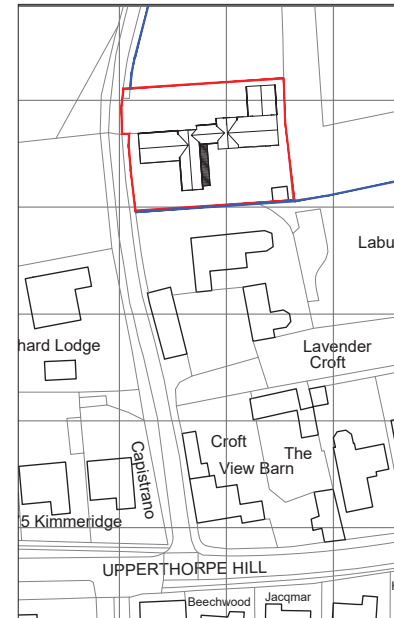
<b>MaxDesign</b>			
Architecture   Planning   Consultancy			
<small>Armstrong House, First Avenue, Doncaster DN9 3GA t: 01302 987889 e: design@maxdesignconsultancy.co.uk m: 07734 839 844 w: maxdesignconsultancy.co.uk</small>			
status: <b>PLANNING</b>			
client: Mr S Milner			
project: Lilac Cottage			
title: SITE LOCATION PLAN AS EXISTING			
scale: As Shown@A1		date: March 2022	
project no.: 22027	drawn: OG	number: 005	rev: -

# PA/2022/525 Proposed layout (not to scale)



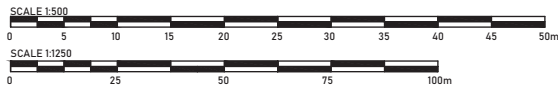
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**SITE LOC. PLAN 1:500**



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**SITE LOC. PLAN 1:1250**



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status:			
<b>PLANNING</b>			
client:			
Mr S Milner			
project: Lilac Cottage			
title: SITE LOCATION PLAN AS PROPOSED			
scale:		date:	
1:200@A1		JAN 2022	
project no.:	drawn:	number:	rev:
22027	PW	006	-



# PA/2022/525 Proposed elevations (not to scale)

Notes			
Figured dimensions only to be taken from this drawing. Do not scale if in doubt, ask.			
Rev	Date	Drawn	Description



**East Elevation**  
1 : 100



**North Elevation**  
1 : 100



**West Elevation**  
1 : 100



**South Elevation**  
1 : 100

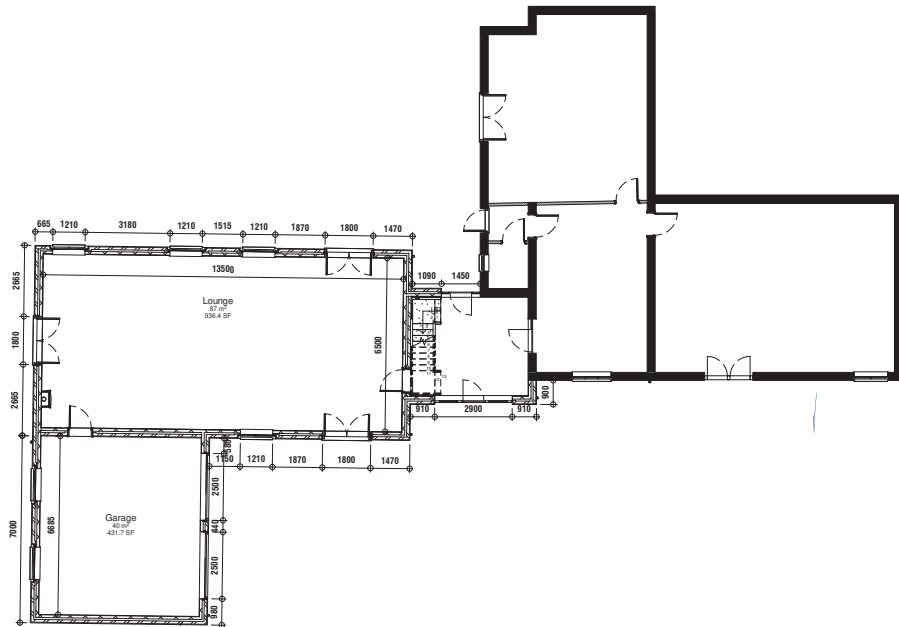
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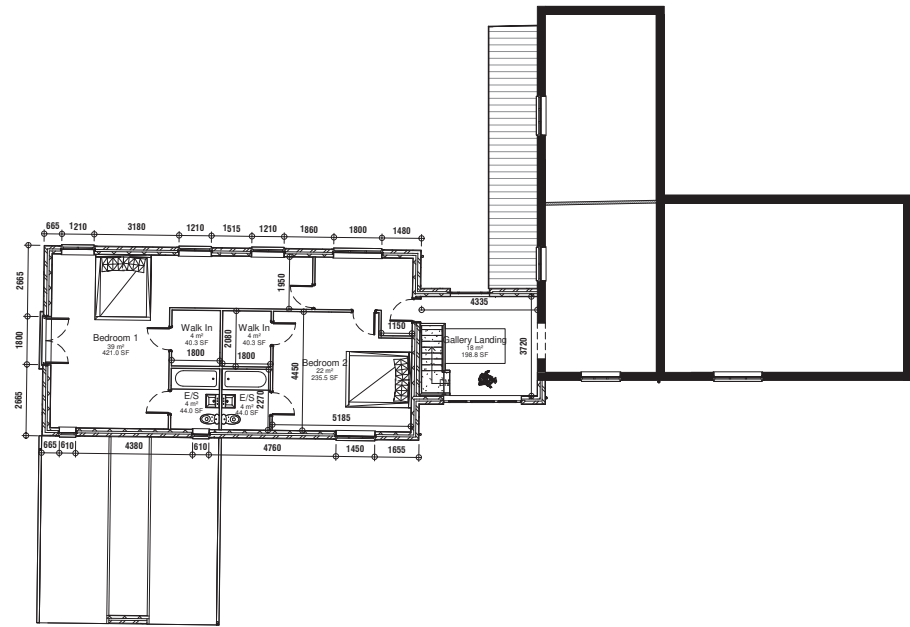
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client:		Mr S Milner	
project:		Lilac Cottage	
title:		Elevations As Proposed	
scale:	date:	1 : 100	Mar 2022
project no.:	drawn:	number:	rev:
22027	OG	004	

# PA/2022/525 Proposed floor plans (not to scale)

Notes			
Figured dimensions only to be taken from this drawing. Do not scale if in doubt ask.			
Rev	Date	Drawn	Description



**00 - Ground Floor**  
1 : 100



**01 - First Floor**  
1 : 100

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status: **PLANNING**

client: **Mr S Milner**

project: **Lilac Cottage**

title: **Floor Plan As Proposed**

scale: **1 : 100** date: **March 2022**

project no.: <b>22027</b>	drawn: <b>OG</b>	number: <b>003</b>	rev:
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