

<b>APPLICATION NO</b>	<b>PA/2022/43</b>
<b>APPLICANT</b>	Mr & Mrs Rounce
<b>DEVELOPMENT</b>	Planning permission to erect two-storey extensions and detached garage, and carry out internal alterations
<b>LOCATION</b>	6 Glebe Close, Burton upon Stather, DN15 9BZ
<b>PARISH</b>	Burton upon Stather
<b>WARD</b>	Burton upon Stather and Winterton
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Burton upon Stather Parish Council

## **POLICIES**

### **National Planning Policy Framework:**

Section 12 Achieving well-designed places

### **North Lincolnshire Local Plan:**

Policy DS1 General Requirements

Policy DS5 Residential Extensions

Policy T2 Access to Development

Policy T19 Car Parking Provision and Standards

### **North Lincolnshire Core Strategy:**

Policy CS1 Spatial Strategy for North Lincolnshire

Policy CS2 Delivering More Sustainable Development

Policy CS3 Development Limits

Policy CS5 Delivering Quality Design in North Lincolnshire

### **Supplementary guidance**

SPG1 Design Guidance for House Extensions

## **CONSULTATIONS**

**Highways:** No comments to make.

**Historic Environment Record:** No objection.

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

**Trees and Landscape:** No objection, but raises concerns regarding the extent of the development into the root protection area – the applicant may need to demonstrate engineering solutions, through further submissions, prior to a decision being made.

## **PARISH COUNCIL**

Objects to the proposal and raises concerns that it is an inappropriate development for the plot and with regard to the layout and density of the proposals, particularly the siting of the garage and access to it.

## **PUBLICITY**

Advertised by site notice – no comments received.

## **ASSESSMENT**

### **Constraints**

Development Boundary

Tree Preservation Order

SFRA Flood Zone 1

### **Site and proposal**

Planning permission is sought to erect two-storey extensions and a detached garage, and carry out internal alterations, at 6 Glebe Close, Burton upon Stather.

The site is within the development boundary of Burton upon Stather, as identified by the Housing and Employment Land Allocations DPD 2016. The site is on a cul-de-sac and fronts Glebe Close. It is bounded by 5 Glebe Close to the west, 7 Glebe Close to the east and 17 Holme Drive to the north. It contains a two-storey detached dwelling with a single-storey extension attached to the north elevation (rear).

The proposal seeks to erect a two-storey extension to the west elevation (side) facing 5 Glebe Close and replace the single-storey extension to the north elevation (rear) with a two-storey extension. The proposal also seeks to erect a single-storey detached garage to the east (side) of the dwelling facing 7 Glebe Close.

The proposed two-storey extension to the west elevation (side) of the dwelling facing 5 Glebe Close would contain a utility room on the ground floor and a bedroom on the first floor. The utility room would have a window to the side. The first-floor bedroom would have no openings to the side but would have windows in the south and north elevations.

The proposed two-storey extension to replace the single-storey extension to the north elevation (rear) would contain a kitchen and dining room on the ground floor and a master bedroom on the first floor. The ground floor would have a sliding door to the north elevation. The master bedroom would have windows to the north elevation.

The proposed detached garage would measure 4.5m by 7.5m and would be single-storey. It would have a garage door to the south elevation and a standard door to the west elevation.

The walls would be rendered and the roof covering would be tile.

**The main issues to be considered in the determination of this application are:**

- **the principle of the development**
- **whether the layout, siting, and design appropriate;**
- **whether the development would harm the character of the house;**
- **whether the development would harm the amenities of adjacent properties; and**
- **the tree preservation order.**

**The principle of the development**

Policy DS5 (General Requirements) of the North Lincolnshire Local Plan 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 on adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

In line with the above policy, the principle of the extensions is acceptable subject to appropriate design.

**Layout, siting and design**

Policy DS1 (General Requirements) of the local plan and CS5 of the Core Strategy (Delivering Quality Design in North Lincolnshire) expect a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. All proposals will be considered against the criteria of design quality, amenity impact and conservation among other standards.

Policy DS5 states that 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 be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy CS5 sets out the key design principles for all new development in North Lincolnshire. It aims to ensure that development supports the creation of a high-quality built environment that is attractive to residents, investors, and visitors.

Generally, the success of a side extension is determined by its relationship to the style, character and appearance of the existing dwelling. For detached dwellings, there is greater flexibility to extend the property and, in many cases, it is less important for an extension to be subservient to the main house.

Having reviewed the scale and appearance of the proposed side extension, on its own it is judged acceptable as it would be modest in size with its ridge level the same as the dwelling. The windows are carefully located to avoid any harm to the adjacent dwelling.

Turning to the rear extension, they are usually successful because they have the least visual impact on the character of the dwelling and the street scene. In this case, the scale and appearance of the rear extension are appropriate because they would not impact adjacent properties. This rear extension has been designed to avoid loss of sunlight or daylight to any property and it has no detrimental impact on adjacent properties.

Regarding the proposed single-storey garage, as with the extensions, the design of the garage should generally respect the scale, character and materials of the dwelling. In this case, the location of the garage on the side of the dwelling and set back from the front of the building line is ideal. Furthermore, the design of the garage would respect the scale, character and materials of the dwelling.

Overall, while the extensions and garage cumulatively would be significant, they are judged acceptable because they would not result in over-development of the site. They also provide sufficient amenity areas for the enjoyment of the residents. In general, the siting, scale and design of the proposed extensions conform to policies DS1 and DS5 of the local plan and CS5 of the Core Strategy.

### **Impact on neighbouring properties**

Policy DS5 supports residential extensions 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 proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Supplementary guidance SPG1 (Design Guidance for House Extensions) reflects the aims of policy DS5.

Considering the impact of the development on adjacent properties, it is judged that the proposed two-storey extension to the west elevation facing 5 Glebe Close would not raise a significant issue of loss of daylight or sunlight. It is believed there would be some loss of daylight at the gable of 5 Glebe Close but this would not be significant to warrant refusal of the application.

The extension to the rear of the dwelling would not raise any issues such as overshadowing or overbearing impact due to the proximity to the boundary and adjacent properties.

Turning to privacy, all the windows proposed would face either the front (Glebe Close) or the rear of the property. The rear of the property is screened by mature trees, protected by a tree preservation order. The trees would minimise any unanticipated issue of privacy from the first-floor windows. Furthermore, the separation distance from the rear extension to the common boundary would be approximately 40m, which is generally an acceptable distance to avoid any significant loss of privacy to neighbouring dwellings and gardens. Regarding

the garage, there would not be any issues since it is single-storey and not considered habitable accommodation.

Overall, the extensions and the garage are acceptable because they would not negatively impact the amenities of any adjacent property. In general, the proposal would align with policy DS5 and supplementary guidance SPG1.

### **Highway safety**

Policies T2 and T19 of the local plan are concerned with access to development and parking provision. Highways have no comments or objections to make on this application. The proposal therefore complies with policies T2 and T19.

### **Drainage**

The site is within SFRA Flood Zone 1 (Low flood risk area). The LLFA Drainage Team has no objections or comments to the proposed development and it is therefore judged acceptable.

### **Tree preservation order (TPO)**

The trees and landscaping officer has been consulted on the application, particularly with regard to the TPO. They have indicated that the arboricultural report gives information regarding the location of this development and its effect on the trees at the site, both of which are protected by a TPO. It appears to give accurate information about their location and suggests some minor works to one of the trees, if permission is granted, would be able to be undertaken without the need to make a further TPO application.

Notwithstanding that report, the trees and landscaping officer does have concerns over the extent of the development into the root protection area and suggests that this work would need to be undertaken using engineering solutions that mean that normal digging out is not required (for example, floating foundations or lintel/piling systems). A pre-commencement condition would be applied should permission be granted requiring the applicant to demonstrate such engineering solutions, through further submissions, prior to work commencing.

### **Parish council comments**

Burton upon Stather Parish Council has raised concerns over the development. They indicate that the proposals are inappropriate, particularly their layout and density. They have also raised concerns over the garage and access to it. All these concerns have been addressed in this report.

### **Conclusion**

In conclusion, the principle of the development is acceptable, and the scale, design, and appearance of the extensions and the garage will not harm the character of the dwelling, the street scene or the surrounding area. The extensions would not result in overshadowing or overbearing impact on neighbouring properties and would not reduce their privacy.

The proposals comply with the relevant policies of the North Lincolnshire Local Plan, North Lincolnshire Core Strategy and SPG1, as well as the National Planning Policy Framework, and is therefore recommended for approval.

## **Pre-commencement conditions**

The recommended pre-commencement conditions have been agreed with the agent/applicant.

### **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. 1445.01

Dwg. No. 1445.02 Rev. A

Dwg. No. 1445.03 Rev. A.

Reason

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

3.

Before works commence on the garage, details of the method of protecting the existing trees on the site throughout the construction period shall be submitted to and approved in writing by the local planning authority, and such works as may be so approved shall be carried out before development is commenced, and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

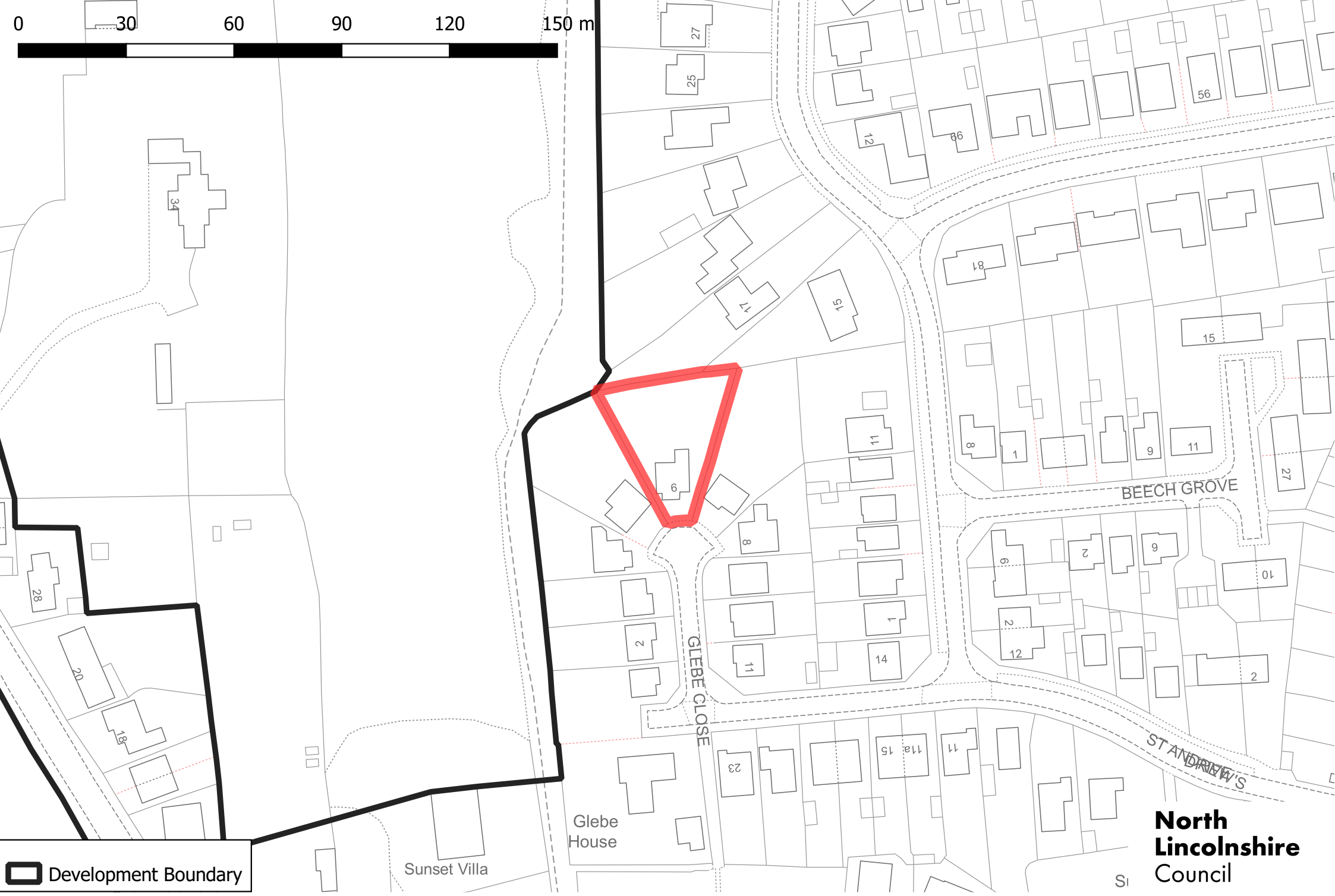
Reason

To protect the existing trees on the site.

### **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.

0 30 60 90 120 150 m



 Development Boundary

**PA/2022/43**

Glebe House

Sunset Villa

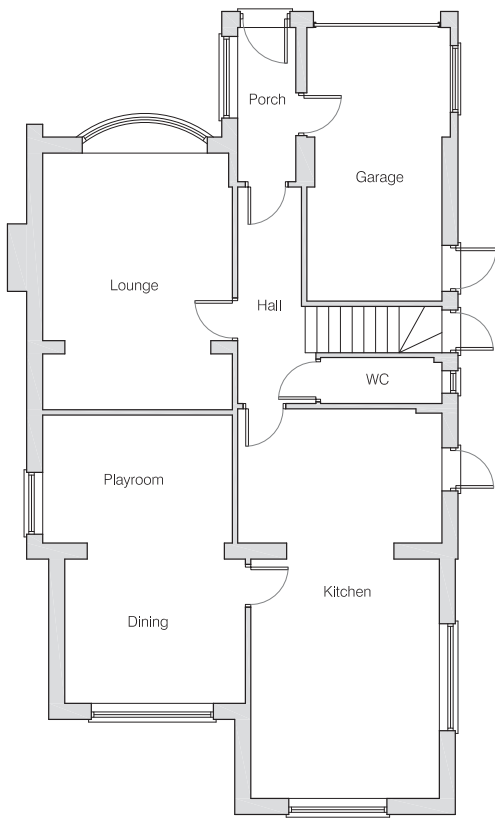
GLEBE CLOSE

BEECH GROVE

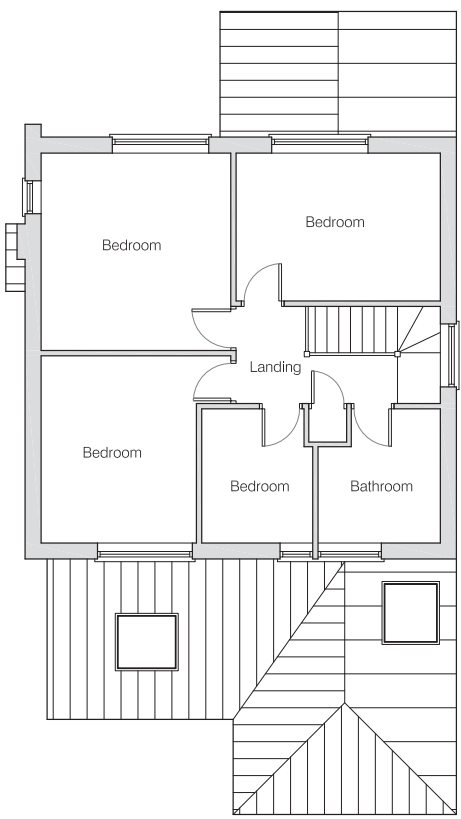
ST ANDREW'S

**North  
Lincolnshire  
Council**

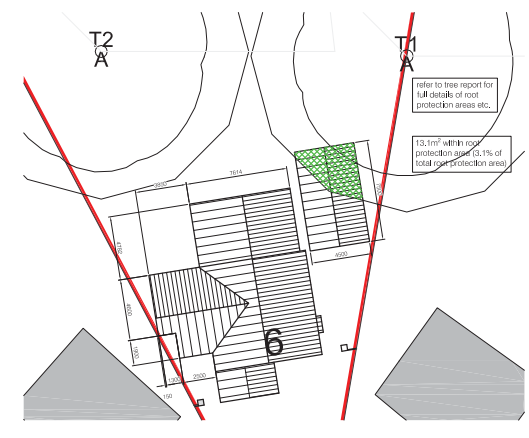
# PA/2022/43 Existing elevations and plans (not to scale)



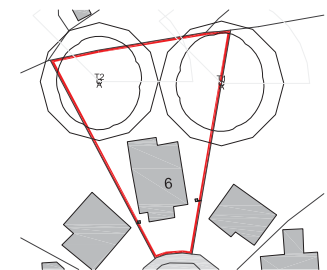
Existing Ground Floor Plan



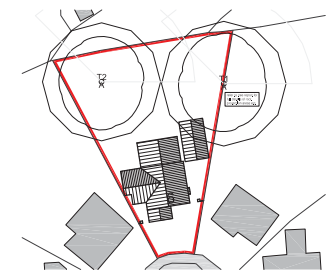
Existing First Floor Plan



Proposed Site Layout  
scale 1:200



Existing Block Plan  
scale 1:500



Proposed Block Plan  
scale 1:500

**NOTES:**

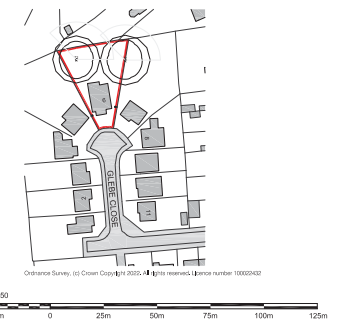
All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - If in doubt - ask.

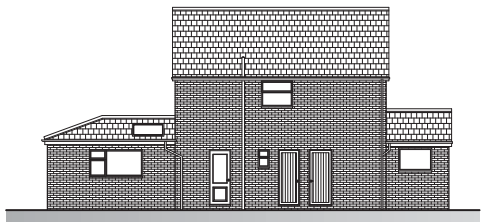
All materials shall be fixed, applied or installed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonearchitecture.

The Contractor shall take his 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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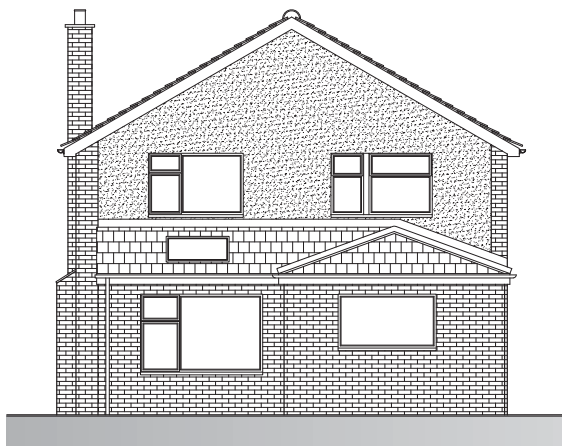
Location Plan  
scale 1:1250



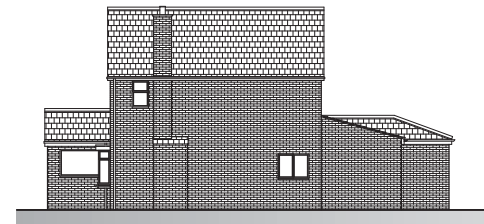
Existing West Elevation



Existing South Elevation



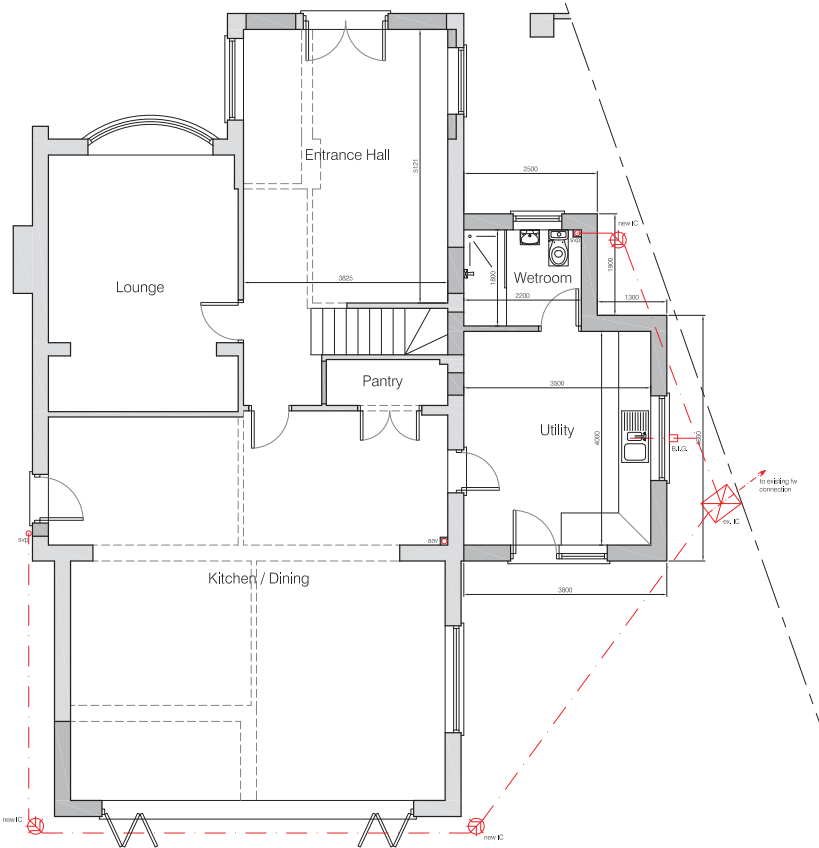
Existing North Elevation



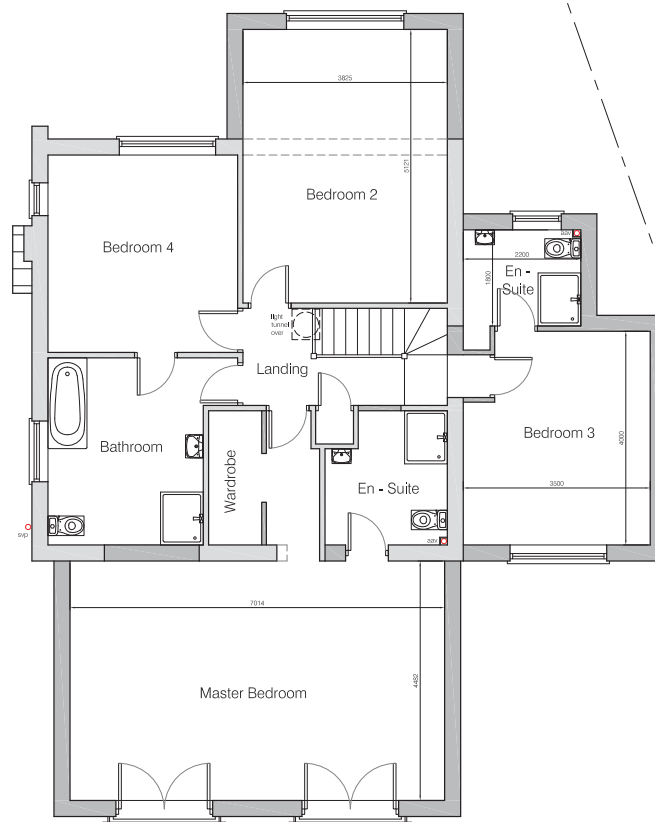
Existing East Elevation



# PA/2022/43 Proposed elevations and plans (not to scale)

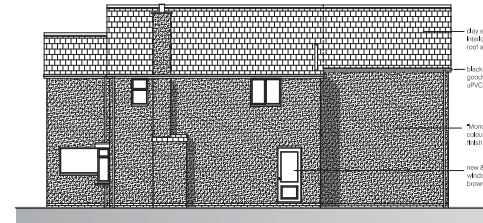


Proposed Ground Floor Plan

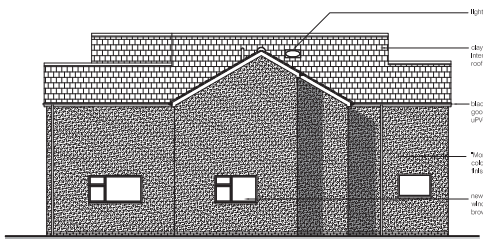


Proposed First Floor Plan

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Do not scale from these drawings if in doubt - ask.  
All materials and be fixed, applied or fitted in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials and/or approved by writing to the relevant authorities.  
The Contractor shall take the necessary measures 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 specifications.  
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Proposed East Elevation



Proposed West Elevation



Proposed South Elevation



Proposed North Elevation

**PARTY WALL NOTICE(S)**  
Building works (A) or against (B) the boundary line  
If you plan to build a party wall or against the boundary line, you must inform the Adjoining Owner by serving a Notice.  
Excavating near neighbouring buildings:  
If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.  
If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

**PARTY WALL NOTICE(S)**

**Building astride (A) or against (B) the boundary line:**  
 If you plan to build a party wall astride or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

**Excavating near neighbouring buildings:**  
 If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line drawn at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

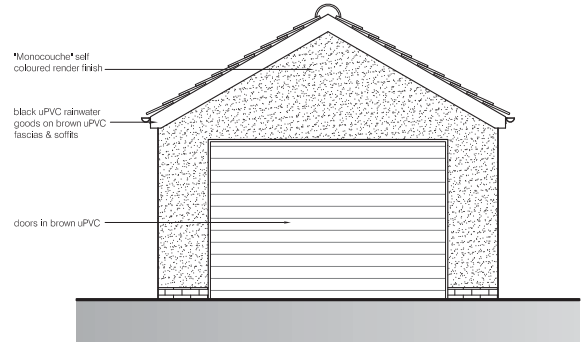
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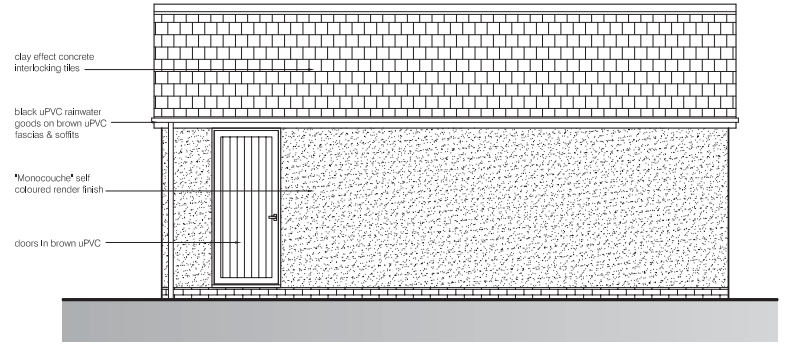
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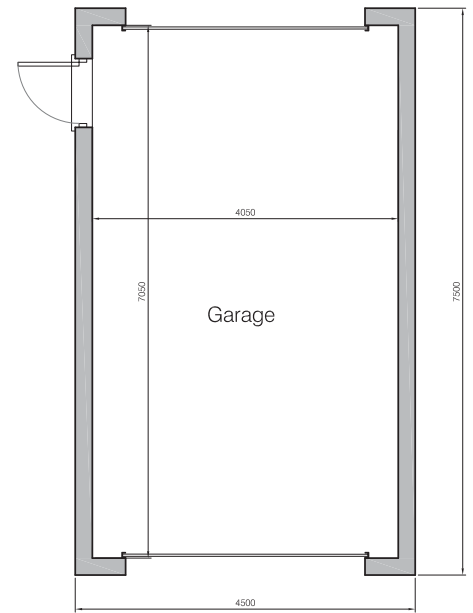
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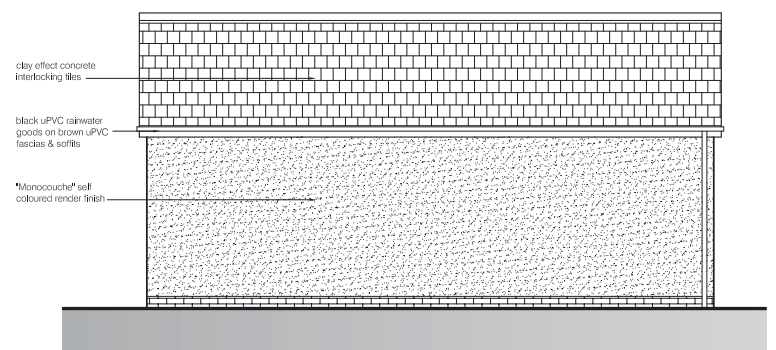
Proposed South Elevation



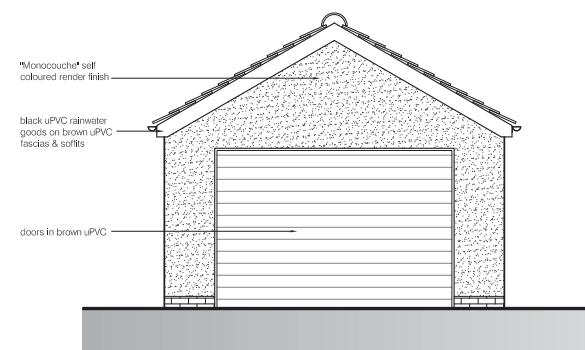
Proposed West Elevation



Proposed Garage Floor Plan



Proposed East Elevation



Proposed North Elevation

A	Layout Amended as per Client Request	12/01/22
rev	amendment	date
Mr & Mrs Rounce,	title Proposed Garage	dwg. no. 1445.03 rev.A
6 Glebe Close,	stage Planning	drawn Jan 22
Burton Upon Stather,	scale 1:50	drawn by MP
DN15 9BZ.		