

APPLICATION NO	PA/2022/830
APPLICANT	Mr K Collins
DEVELOPMENT	Planning permission for extensions and alterations, including increase in height of the property, gable dormers to the front, link building and two-storey side extension, and other associated works
LOCATION	9 Park Drive, Westwoodside, Haxey, DN9 2AW
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

Chapter 12: Achieving well-designed places, paragraph 130

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 attractively, 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 well-being, with a high standard of amenity for existing and future users; 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 General Requirements

DS5 Residential Extensions

T2 Access to Development

T19 Car Parking Provision and Standards and Appendix 2

North Lincolnshire Core Strategy:

CS1 Spatial Strategy for North Lincolnshire

CS2 Delivering more Sustainable Development

CS3 Development Limits

CS5 Delivering Quality Design in North Lincolnshire

Housing and Employment Land Allocations DPD: The site is within the development limits of Haxey and within an existing residential area as shown on the Proposals Map.

Supplementary Planning Guidance: SPG1 Design Guidance for House Extensions

CONSULTATIONS

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

Highways: No comments or objections.

PARISH COUNCIL

Object, making the following comments:

'Previous PAs 2021/547 refused. Haxey Parish Council objected with the following comments:

The plot is relatively small in relation to the proposal, the area is largely bungalows.

It is considered this will create a dominating feature in its environment, out of place in the street scene and over development of the site.

2021/1244 refused:

A previous application PA/2021/547 was refused, there appears to be little or no change to this application, it would appear some minor alteration to some windows that amount to a minor material change and does not persuade us to change our view.

Previous comments – The plot is relatively small in relation to the proposal; the area is largely bungalows.

It is considered this will create a dominating feature in its environment, out of place in the street scene and over development of the site.

The PC did not object on the grounds of light or privacy and this application does not address our previous concerns. We also note a resident has objected and fully support his comments.'

PUBLICITY

A site notice has been displayed and two responses have been received, objecting on the following grounds:

- The plans have been rejected previously. There is no improvement on the size or overbearing impact on surrounding houses.
- The development is out of character for the type of housing in the area which are bungalows (some with dormer windows within the existing roof structures).
- The development would dominate the street scene and result in an unacceptable change to the area.
- The proposed development is a direct contradiction of paragraph 130, sections C and D of 'The National Planning Policy', July 2021. It does not respect the local context and street pattern or, in particular, the scale and proportions of surrounding buildings, and would be completely out of character with the area, to the detriment of the local environment and amenities.
- Over-development
- Conflicts with the wider area in terms of scale
- Detrimental to residential amenity
- Visual impact
- Overbearing impacts in respect of 20 Drewry Lane. Whilst 20 Drewry Lane is two-storey, it is not a fair reflection/comparison.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.

Planning history

PA/2021/1244: Planning permission for extensions and alterations, including increase in height of the property, gable dormers to the front, link building and two-storey side extension, and other associated works – refused 22/10/2021.

Reason: The proposal would result in an adverse impact on the amenity of the adjacent dwelling in that it has the potential to take away the privacy of the adjacent dwelling contrary to policies DS1 and DS5, as well as the SPG1 Design Guidance for House Extensions, of the North Lincolnshire Local Plan.

PA/2021/547: Planning permission for extensions and alterations, including an increase in height of the property, gable dormers to the front, link building and two-storey side extension, and other associated works – refused 21/05/2021.

Reason: The council considers that the proposal is for a development that is not in accordance with the Development Plan of the North Lincolnshire Council. The proposal is considered to result in amenity impact on the adjacent dwelling, in that it has the potential to take away the privacy of the adjacent dwelling and therefore is not compliant with Policy DS1 General Requirements and Policy DS5 Residential Extensions as well as the SPG1 Design Guidance for House Extensions of the North Lincolnshire Local Plan.

Site constraints

The site is not located within a conservation area.

There are no tree preservation orders on the site.

The site is within SFRA Flood Zone 1.

Site characteristics

Planning permission is sought for extensions and alterations, including an increase in height of the property, gable dormers to the front, a link building and two-storey side extension, and other associated works at 9 Park Drive, Westwoodside.

The site is bounded by 7 Park Drive to the north, 20 Drewry Lane to the south, 14 Park Close to the east and 14 Park Drive to the west. The area is residential consisting mainly of a mix of single-storey and dormer bungalow style dwellings. The site represents a good size residential plot and would retain a similar rear and side garden space as other properties off Park Drive to the east.

The application site contains an L-shaped dormer detached bungalow, the first floor includes a loft conversion, and there is a detached garage in the north-eastern corner adjacent to the boundary with 7 Park Drive. The first floor includes a box dormer (west elevation) facing the street. The roof level of the dormer soars above the ridge level of the dwelling.

The proposal seeks to erect a two-storey extension (6.957m from the ground to the ridge) to the west elevation of the dwelling (a garage at ground floor and bedroom at first floor) and a single-storey link between the extension and the existing dwelling. It also seeks to raise the roof of the existing dwelling (7.54m from the ground to the ridge) and fill in space at the rear of the dwelling (south-east elevation) to form a two-storey dwelling to match up with the ridge level of the extension.

On the front of the main dwelling (north elevation) there would be two dormer windows and a rooflight on the first floor, and windows on the ground floor. The rear of the dwelling (south elevation) would have rooflights on the first floor and four doors on the ground floor, including a patio door. In the west gable elevation there would be only one small window serving a toilet on the ground floor. In the east gable elevation there would be an obscure-glazed window on the first floor, and a slit window and patio door on the ground floor.

The applicant proposes to demolish the existing detached garage on the site.

The walls would be constructed in bricks and the roof covering would be slate.

This proposal is a revision to a previously refused proposal (PA/2021/1244). The main reason for refusal was the adverse impact on the amenity of the adjacent dwelling in that it has the potential to take away the privacy of the adjacent dwelling contrary to policies DS1 and DS5, as well as the SPG1 Design Guidance for House Extensions, of the North Lincolnshire Local Plan. A similar reason for refusal was apparent for an earlier application (PA/2021/547). The main reason for the refusal related to the potential of the extensions to impact on the amenity of the adjacent dwelling in terms of loss of privacy (rear private amenity area) from the dormer windows on the first floor, mainly on 7 Park Drive, which is to the north of the property.

Discussions took place between the previous case officer and the applicant. The case officer at the time highlighted the policy requirement and clarified the reasons for the refusal and emphasised the concern regarding the potential impact on the amenities of the adjacent properties, particularly the privacy of 7 Park Drive.

During discussions with the previous case officer, the applicant suggested several design solutions and sought agreement on the final design. This included removal of a dormer window from the north elevation, replacing it with a rooflight.

The key difference between the current proposal and that previously refused is the removal of the detached garage to address concerns raised by residents relating to over-development of the site.

The following considerations are relevant to this proposal:

- **principle of development**
- **appearance/quality of design**
- **residential amenity.**

Principle of development

Policy CS3 of the Core Strategy supports development within the Scunthorpe urban area, the market towns and rural settlements. This policy aims to ensure that future development occurs in sustainable locations. It also ensures that the countryside is protected from inappropriate development and no uncontrolled expansion of settlements will take place. The site is within the development boundary of Westwoodside and therefore the development meets the terms of policy CS3 in terms of sustainable location.

Overall, as policy CS3 does not presume against extensions within development boundaries, the principle of the development is acceptable subject to details of the development.

The site is an existing residential property where residential extensions are acceptable in principle subject to detailed design, amenity and other material considerations.

Appearance/quality of design

Policies DS5 of the local plan and CS5 of the Core Strategy both seek to improve the quality of design across North Lincolnshire.

Policy DS5 is concerned with residential extensions. It 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. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The council's Supplementary Planning Guidance, SPG1 'Design Guidance for House Extensions', also advises that any extension must be in keeping with the character of the building and that extensions should not dominate the original building in scale, materials or situation.

The NPPF attaches great importance to the design of the built environment and recognises that good design is a key aspect of sustainable development. The NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes. It maintains that planning policies and decisions should not attempt to impose architectural styles and they should not stifle innovation, originality, or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is recognised, however, that it is proper to seek to promote and reinforce local distinctiveness.

As indicated earlier, this proposal is a resubmission of two previously refused proposals (PA/2021/1244 and PA/2021/547). The site consists of an existing development and the applicant seeks an extension to the existing dwelling. The dwelling is currently positioned centrally on the site. Other properties nearby are sited much closer to their boundaries with adjacent properties. It is considered that the siting of the extension would not result in concerns in terms of proximity to adjacent properties. The applicant has designed the westernmost part of the extension to be 1.5 storeys high, which shows consideration of the neighbouring property.

In terms of scale and design, objections have been received relating to overbearing impact, over-development, the proposals being out of character with the location, and that the development would dominate the street scene.

The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 2 Class AA allows residents to extend properties by up to two storeys directly above the existing house. If the building is single-storey, this is limited to one additional storey. There are design constraints as follows:

- The maximum added height is 3.5m where the existing dwelling house consists of one storey (up to 7m for one or more storeys).
- The total height cannot exceed 18 metres.
- Additional storeys have an internal floor to ceiling height restriction; they cannot be higher than the existing ceiling heights, and no higher than 3m.

- The additional storeys must be built on the principal part of the existing building.
- You may carry out structural work to the existing building but the building must not have external structural supports.

The GPDO also includes conditions relating to external appearance, no windows in any wall or roof slope forming a side elevation, and construction management. Given this application is made in full, all these elements can be assessed and considered as part of this application.

The existing dwelling on site includes a shallow roof with a later extension of box dormer fitted into the existing shallow roof pitch at the side (west elevation) facing the street. The first-floor dormer sits above the existing ridge level of the dwelling, which is not appropriate in design terms and is considered out of character with the wider street scene, and appears an eyesore when viewed from Park Drive.

The most successful extensions to a dwelling in visual terms are ones where the extension appears as if it has always been part of the original dwelling house. In this case, the appearance of the existing dwelling with the large box dormer on top is judged to be out of keeping with the original dwelling, the surrounding area and the aim of policy DS5 of the North Lincolnshire Local Plan, as well as SPG1 'Design guidance for house extensions' which supports house extensions providing that the extension is sympathetic in design, scale and materials to the existing dwelling and its neighbours.

It should be noted that policy DS5 of the North Lincolnshire Local Plan, as well as SPG1 'Design guidance for house extensions', does not presume against roof extensions or increasing the height of a dwelling; it simply requires such extensions to be sympathetic in design, scale and materials to the existing dwelling and the surrounding area.

While SPG1 'Design guidance for house extensions' seeks to ensure that new housing extensions respect the local character, this does not infer that all new extensions should copy the designs of the past, but rather an appreciation of traditional local architecture combined with thoughtful application of modern building techniques and suitable materials should influence basic design principles.

Having reviewed the details (scale and appearance) of the proposed extension, while it is acknowledged that it would be the first of its kind on the street (resulting in a two-storey dwelling), it is considered that it will not raise any significant issues in terms of harm to the street scene since it would be an improvement over the existing dwelling and would enhance the appearance of the street scene compared to the current dwelling. The extension would also include two dormers which reflect the adjacent property to the west.

Several concerns have been raised in relation to over-development of the site. The local development plan policy is not prescriptive on what constitutes over-development of an application site and therefore it is a matter of judgement. The applicant has sought to address such concerns by committing to the removal of the existing detached garage on the site. This will create additional amenity space around the property. It is considered that this development would not result in over-development of the site since the site would have adequate amenity space for the enjoyment of the resident. The amenity space around the dwelling to the rear and sides reflects other dwellings to the north of the site on the eastern side of Park Drive. Existing dwellings within these locations are set much closer to their boundaries with adjacent properties than is proposed here.

Overall, the location, scale and design of the proposal is acceptable.

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 DS1, DS5 and SPG1.

Residential amenity

Saved policy DS5 of the North Lincolnshire Local Plan (2003) 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 previous reason for refusal states:

‘The proposal would result in an adverse impact on the amenity of the adjacent dwelling in that it has the potential to take away the privacy of the adjacent dwelling contrary to policies DS1 and DS5, as well as the SPG1 Design Guidance for House Extensions, of the North Lincolnshire Local Plan.’

The adjacent property (7 Park Drive to the north) has a large open garden at the front and a small private amenity area at the rear. It should be noted that the dwelling is approximately 4m from the common boundary with that adjacent property with a driveway and existing garage between. The applicant seeks to demolish the garage to address concerns regarding over-development of the site. This would increase the amenity space around the property.

Within the previous application (refused at committee) the applicant sought to replace the dormer window on the north-east elevation which was considered at the time to directly overlook the rear amenity area of the adjacent property. This dormer was replaced with a rooflight and this is shown on this revised application. It is considered that the rooflight, due to its high level position, above head height, would not provide a view into the amenity area at the rear of 7 Park Drive to the north-east and is therefore acceptable.

Whilst the remaining dormer windows (north-east elevation) would offer a view into the open garden area to the front of the property (7 Park Drive), this is a feature of the estate and many properties offer views over front driveways and garden/amenity areas. This is therefore not considered to be an amenity issue which would warrant refusal.

In terms of overbearing impact and overshadowing, as indicated earlier, the dwelling is an existing dwelling and is sat approximately 4m from the common boundary with 7 Park Drive to the north. The applicant has also submitted a drawing showing sunlight and daylight impact. The drawing demonstrates that there would not be an issue of overshadowing or overbearing impact to the neighbouring properties. This is considered acceptable, and the dwelling would not raise a significant issue of overshadowing or overbearing impact that would warrant refusal. Consequently, it is considered that the previous application addressed the concerns in relation to impacts of overlooking and overshadowing and that this new application achieves the same outcomes. The existing property and proposed extension is set in front of the rear garden of 7 Park Drive (see site photo 4 for reference). 9 Park Drive does not provide any views over the rear garden space of 7 Park Drive. The

view into the rear garden is also considered to be blocked by the existing bungalow of 7 Park Drive.

This resubmission, as well as the previous submission, has addressed the concerns raised in relation to the potential of the extension to impact on the amenity of the adjacent dwelling, in terms of loss of privacy (rear private amenity area) from the dormer windows on the first floor, mainly on 7 Park Drive, which is located to the north of the property. It has also demonstrated that the proposed development would not lead to any further impacts in terms of overlooking at the front of the property which would warrant a reason for refusal. The front of properties are by nature of the design of streets overlooked to an extent by adjacent, adjoining properties when set within a cu-de-sac arrangement. Whilst the side of the property would be visible from the property this is already the case. 7 Park drive does not have any windows within the side elevation where overlooking/loss of privacy would be an issue in this part of the site.

The property to the rear of 7 Park Drive and 9 Park Drive (14 Park Close) includes a rear dormer which provides views across the rear garden off 14 Park Drive and into 7 and 9 Park Drive. The applicant has been very careful to not replicate this design and sought to minimise/remove any potential for overlooking of rear gardens (see Site photo 3 for reference).

There would also be no issues of overshadowing, which was not considered likely as part of the decision notice and reasons for refusal as part of the previous application.

Overall, the proposal would align with policies DS1, DS5 and SPG1 of the local plan.

Conclusion

The proposal is acceptable in principle, is well designed and would not harm residential amenity. It is recommended that planning permission is granted.

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:

- Proposed Plans and Elevations - CWX-CH-2021-101C

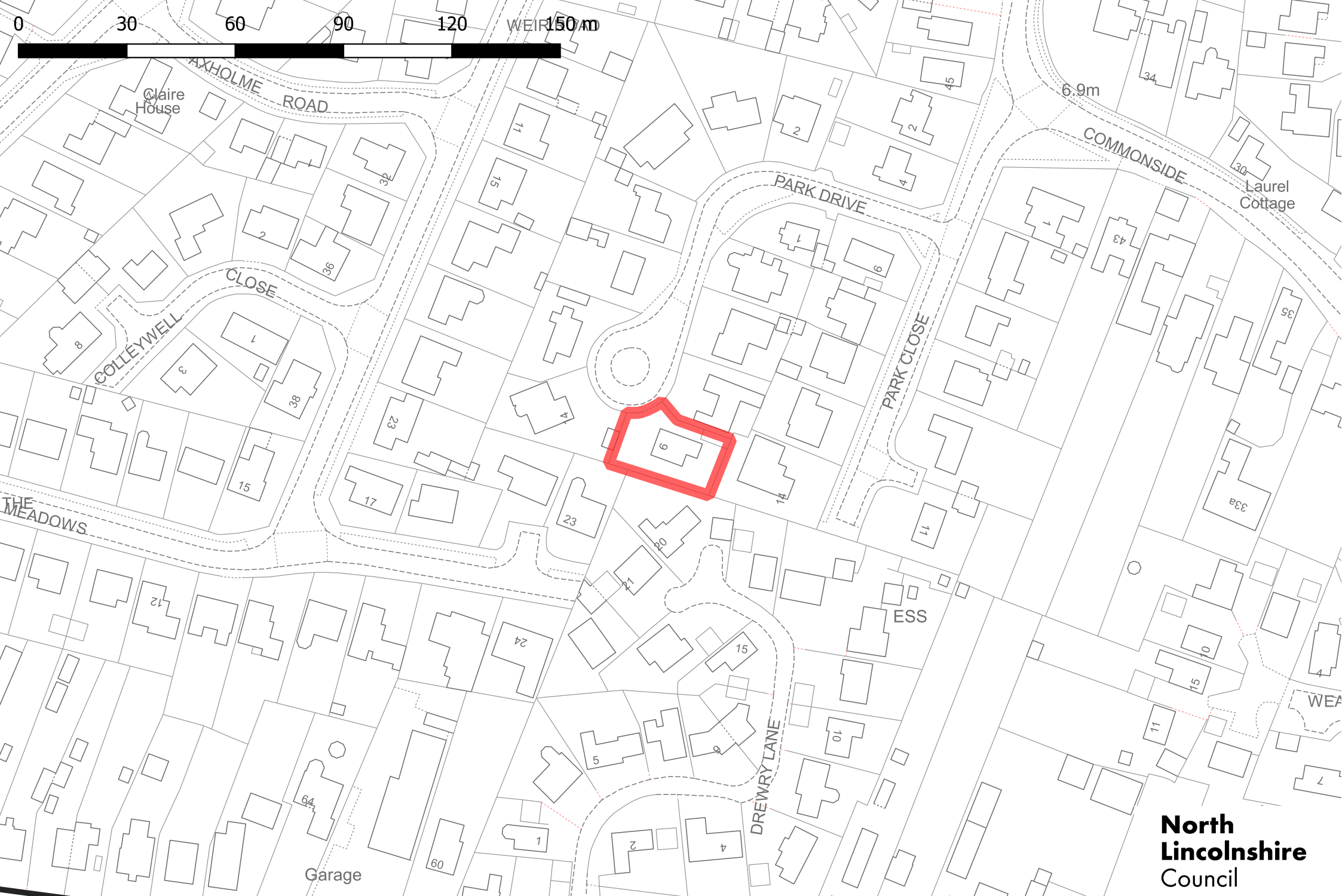
- Existing Plans and Elevations -CWX-CH-2021-01.

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.

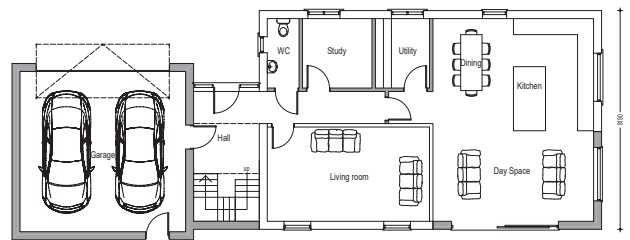


**North
Lincolnshire
Council**

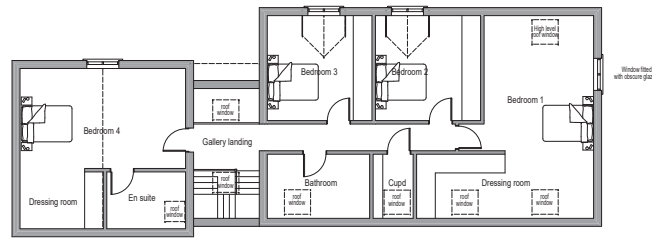
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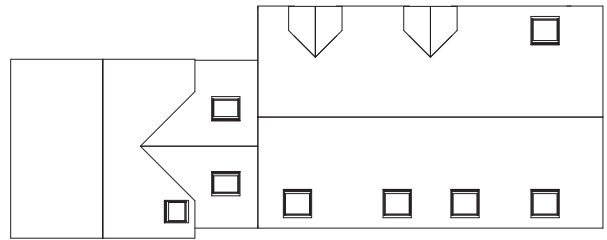
PA/2022/830 Proposed plans and elevations (not to scale)



PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



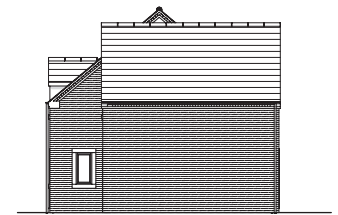
PROPOSED FRONT ~ NORTH ~ ELEVATION
1:100



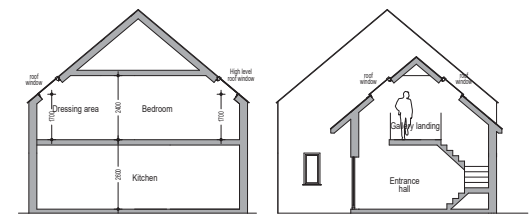
PROPOSED SIDE ~ EAST ~ ELEVATION



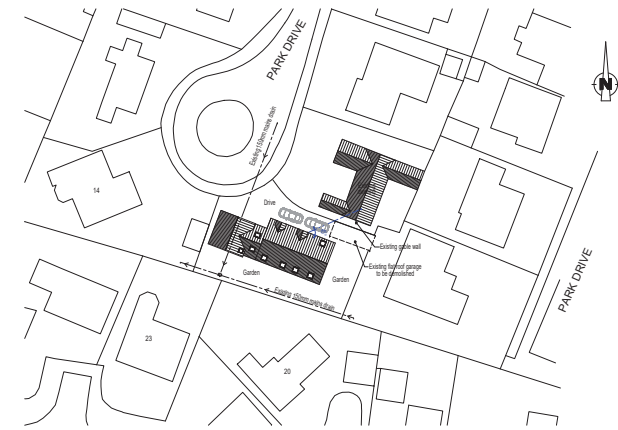
PROPOSED REAR ~ SOUTH ~ ELEVATION



PROPOSED SIDE ~ WEST ~ ELEVATION



TYPICAL SECTIONS



PROPOSED SITE PLAN
1:500



PROPOSED 3d VIEWS

PROPOSED MATERIALS

- Walls : Existing Domes bungalow - Existing external walls to be relined with Wienerberger Kassandra Multi bricks
New extensions - Wienerberger Kassandra Multi bricks to outer skin of new cavity walls
- Roof : Roofs to be finished with Sandrift 2020 Antique Slate
- Doors / windows : Dark grey / black doors and windows with stone surrounds

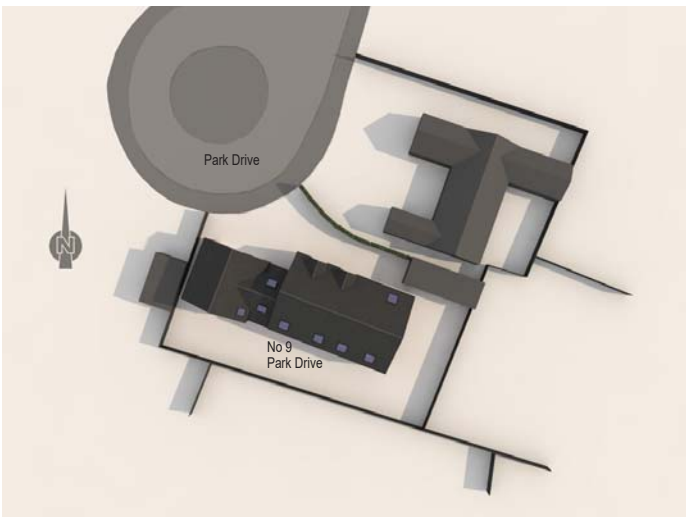

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 East Leavel, Nr Doncaster DN7 4LQ
 tel 01427 753232
 danny@3dcadworx.com

- Project
- PROPOSED EXTENSIONS AND ALTERATIONS - 9 PARK DRIVE WESTWOODSIDE
- MR K COLLINS AND MISS H NICHOL
- Title:
- PROPOSED PLANS AND ELEVATIONS

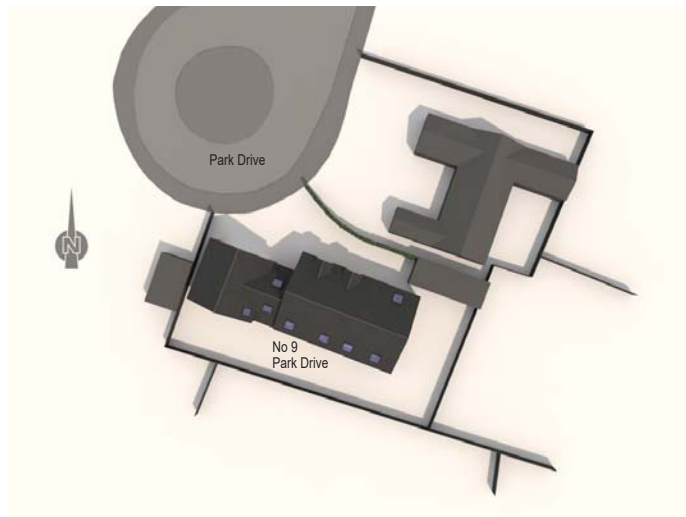
Scale	Date	Drawn
1:100 @ A1	03-2021	DS

Drawing No. CWX-CH-2021-101C

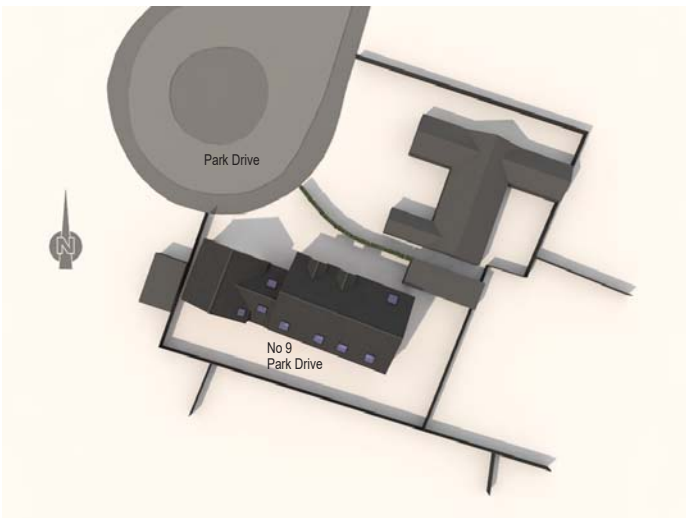
PA/2022/830 Sun study (not to scale)



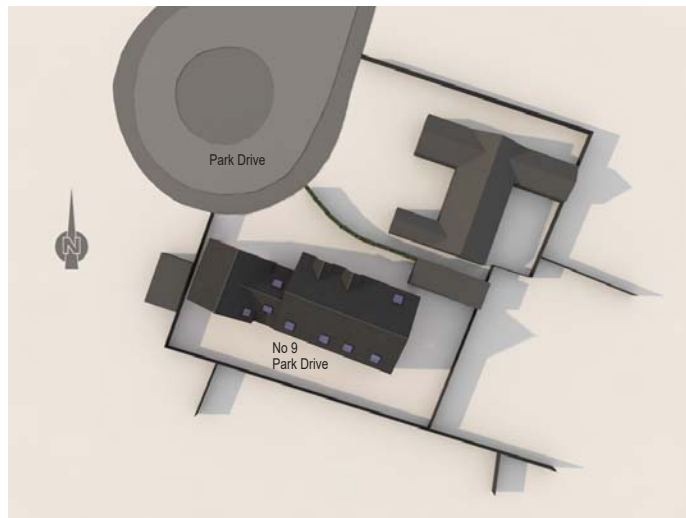
Date - July 1st
Time - 09:00



Date - July 1st
Time - 12:00



Date - July 1st
Time - 15:00



Date - July 1st
Time - 18:00



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- Project
- PROPOSED EXTENSIONS AND ALTERATIONS
- 9 PARK DRIVE
- WESTWOODSIDE
- MR K COLLINS AND MISS H NICHOL

Title:
• SUN STUDY

Scale	Date	Drawn
NTS @ A3	03-2021	DS

Drawing No.
CWX-CH-2021-102

PA/2022/830 Site photo 3



