

APPLICATION NO	PA/2022/2064
APPLICANT	Mr & Mrs A Broomfield
DEVELOPMENT	Planning permission to erect a rear ground-floor extension
LOCATION	Poplar, Ferry Road, Graizelound, DN9 2LY
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: Section 12: Achieving well-designed places

North Lincolnshire Local Plan:

DS1: General Requirements

DS5: Residential Extensions

T2: Access to Development

T19: Car Parking Provision and Standards

DS7: Contaminated Land

DS14: Foul Sewage and Surface Water Drainage

DS16: Flood Risk

LC14: Area of Special Historic Landscape Interest

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

CS19: Flood Risk

Housing and Employment Land Allocations DPD: The site is located within the development limits of Graizelound as shown on the Proposals Map and allocated under policy LC14.

Supplementary Planning Guidance: SPG1 Design Guidance for House Extensions

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023.

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS11: Development Limits

DM1: General Requirements

HE1: Conserving and Enhancing the Historic Environment

HE2: Area of Special Historic Landscape Interest

CONSULTATIONS

Highways: No comments or objections to make.

LLFA Drainage: No comments or objections to make.

Environmental Protection: The department has reviewed historical maps which have identified the presence of former buildings and the potential for made ground. It is recommended that a watching condition is included in relation to contaminated material found at the site.

No comments to make in relation to light, noise, odour and air quality.

Archaeology: No objection subject to conditions removing permitted development rights.

PARISH COUNCIL

Object to the application, making the following comments:

A large rural plot, with a planning history of 2/1982/0376 to erect a double garage, approved; 2/1986/0695 to erect a domestic extension, approved; and PA/2004/0868 to erect a second-storey extension, refused.

The parish council has been unable to access the previous applications, but they appear to have been able to substantially extend the footprint of the original property. The parish council believes they have used their allowance under the GPDO and local plan, and that this proposal will further impact on the character of the area.

PUBLICITY

Advertised by site notice – no comments received.

ASSESSMENT

Planning history

2/1982/0376: Erect a double garage, porch, utility and WC extension – granted 28/07/1982

2/1986/0695: Erect a domestic extension – granted 18/12/1986

PA/2004/0868: Erect a second-storey extension – refused 24/06/2004

PA/2004/1263: Erect a first-floor extension over existing double garage – granted 18/08/2004.

Proposal and site characteristics

This application relates to an existing semi-detached property (Poplar) located to the north of Ferry Road. Granta House is the adjoining property to the east. The application site has been extended over the years including a side extension comprising a garage and utility extension which was later extended to two-storey. This application seeks to erect a single-storey extension to the rear of the property on the boundary with the neighbouring property (Granta House).

The site is within an area of special historic landscape interest (policy LC14 of the local plan) and within SFRA flood zone 2/3 (a) fluvial.

It is within the settlement boundary for Graizelound and the principle of residential extensions is considered acceptable subject, in this instance, to an assessment of the following considerations:

- **residential amenity**
- **design, character and appearance/historic environment**
- **flood risk.**

Residential amenity

Policy DS5 of the North Lincolnshire Local Plan 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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy SPG1 sets out further guidance for householders regarding extensions and discusses loss of privacy, loss of light and overshadowing, the depth of extensions and heights of extensions in relation to residential amenity.

The proposed extension will be sited next to the boundary with the neighbouring property. In amenity terms the proposal has the potential to result in overshadowing and a loss of light to the neighbouring property which has patio doors to the ground-floor rear elevation of their property. SPG1 shows a maximum depth of extension which the council considers would be acceptable without the adjoining property suffering any adverse loss of daylight/sunlight. Taking a line drawn vertically through the central point of the nearest ground-floor main window of the neighbouring property, where this line meets the ground a line projecting at a 45 degree angle to the horizontal shows the maximum acceptable depth of extension which is permissible. Beyond this line an unacceptable degree of light loss may result. If the extension is to be built onto a south or south-west facing elevation direct sunlight is received for the longest period of the day. As a result (at the discretion of the council) a 45 degree angle of acceptance may be extended providing there is reasonable evidence to suggest an adjoining occupier will not suffer undue overshadowing or loss of daylight.

Applying this advice to the scheme it is clear that the depth of the extension (6.6 metres in total) extends beyond the 45 degree angle by around 3 metres. The extension is, however, single-storey and the boundary line between the two properties is set at a slight angle, there is also a 1.8 metre garden fence along the existing boundary between the two properties which will already cast shadowing. The proposed extension is approximately 0.7 metres (eaves height) and 1.6 metres (ridge height) above the existing boundary fence. The roof includes a pitched roof and so the central pitch is set further away from the boundary. The rear gardens are north-east-facing and as such any loss of light would be experienced during early evening. On balance the loss of light compared with the current situation is not considered to be significant as the existing property and boundary fence would already contribute to a loss of light. In addition there have been no objections from neighbouring properties.

As no windows are proposed on the eastern elevation of the extension there are no concerns regarding overlooking or privacy impacts.

The proposal is considered acceptable in amenity terms and therefore accords with policy DS5 and SPG1.

Design, character and appearance/historic environment

Policies DS5 and CS5 are both concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The site is within policy area LC14 (Area of Special Historic Landscape Interest). Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

The council's HER team have reviewed the proposals and whilst the site is within the Area of Special Historic Landscape they do not consider the proposal would adversely affect any heritage assets of archaeological interest or their settings, nor would it adversely affect the character of the landscape heritage asset or its setting at this location. The proposal is a single-storey extension within the boundary of the residential curtilage of an existing semi-detached property and is therefore considered acceptable. The HER officer does

recommend the removal of permitted development rights, however this is not possible on householder applications for extensions and should apply to the original property. The property sits within a large plot and any extensions would sit within the already defined curtilage which would not extend further into the landscape.

The parish council has objected to the proposals based on the size and scale of development at the site. They consider that the site has already been substantially extended and the applicant has used the allowance under the GPDO, and that this new application, if granted, would further impact on the character of the area. However, as stated above, the HER does not consider the development would negatively impact on the character of the area. It is considered that the design of the extension is of high quality and in keeping with the existing property. The proposed windows are considered to be proportionate and the materials acceptable.

Part 1, Class A of the GPDO relates to development within the curtilage of a dwelling house and states that development is not permitted if:

- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (g) ...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;

The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). The site is a large plot with gardens to both the front and the rear of the property. The rear garden represents a large plot.

It is therefore considered that the allowance under GPDO has not been exhausted in this instance as suggested by the parish council.

The application form confirms that the proposed materials will include:

- walls – bricks to match existing;
- roof – tiles to match existing;
- doors – white uPVC/aluminium.

The proposed materials are considered acceptable.

The existing close-boarded timber fence on the boundaries will be retained.

It is considered the proposal would not have a significant impact upon the setting's appearance and character and so accords with policies DS5, CS5 and LC14.

Flood risk

Policy DS16 of the local plan (Flood Risk) states that development will not be permitted within floodplains where it would:

- (i) increase the number of people or buildings at risk; or
- (ii) impede the flow of floodwater; or
- (iii) impede access for the future maintenance of watercourses; or
- (iv) reduce the storage capacity of the floodplain; or
- (v) increase the risk of flooding elsewhere; or
- (vi) undermine the integrity of existing flood defences unless adequate protection or mitigation measures are undertaken.

Policy CS19 of the Core Strategy notes that the council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere.

The NPPF requires that a site-specific flood risk assessment (FRA) should accompany all planning applications for development proposals of 1 hectare or greater in flood zone 1 and all proposals for new development located in flood zones 2 and 3. The FRA should identify and assess the risks of all forms of flooding to and from the development and should demonstrate how these risks will be managed, taking climate change into account.

Section 7.19 and 7.20 of the SFRA June 2022 refers to minor development and states that minor development does not require either the sequential test or the exception test. Minor development is defined as:

Householder development. Sheds, garages, games rooms etc. within the curtilage of the existing dwelling as well as physical extensions to the existing dwelling (noting that any proposal to create a separate dwelling within the curtilage of the existing dwelling, e.g. subdivision of a house into flats, is excluded).

In relation to advice for minor extensions, the EA standing advice confirms that a plan should be provided showing the finished floor levels and the estimated flood levels. The advice also requires the floor levels to be either no lower than existing floor levels or 300 millimetres above the estimated flood level. There is also a need for applicants to use flood resistant materials up to at least 300 millimetres above the estimated flood level.

The application site is within SFRA flood zone 2/3 (a) fluvial. The applicant has confirmed that the proposed finished floor level will be set no lower than existing finished floor levels and this same level will run through the whole property. This will be a condition to development.

Contamination

Policy DS7 of the local plan relates to contaminated land. The policy states that in the case of proposals for development on land known or strongly suspected as being contaminated, applicants will be required to demonstrate that the level of contamination can be overcome by remedial measures or improvements.

The Environmental Protection department has undertaken a review of the historical maps which have identified the presence of former buildings and the potential for made ground. The following condition is recommended should planning permission be granted:

'If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.'

Conclusion

The site is an existing residential property within a large plot. The proposed development is considered to be of a high quality design, is single-storey and would not lead to significant amenity issues. It is therefore considered that the proposed development is acceptable and meets the policy requirements set out within the statutory development plan.

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:

- Site Location and Existing Plans and Elevations - CWX1022 - 001A
- Proposed Plans and Elevations - CWX1022 - 101 A.

Reason

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

3.
The proposed finished floor level of the hereby approved extension shall be set no lower than existing finished floor levels.

Reason

To reduce the potential impact of flooding in accordance with policies DS16 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy.

4.

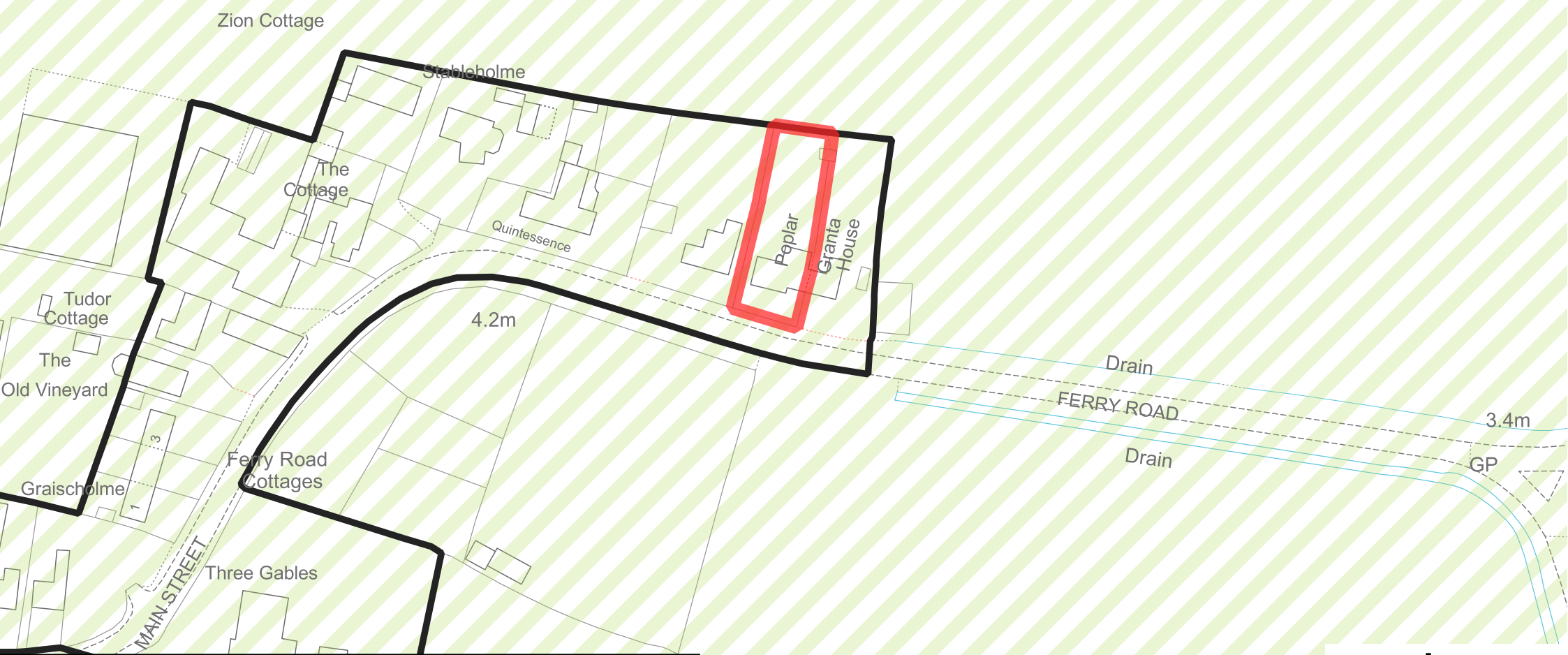
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Reason


To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

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.



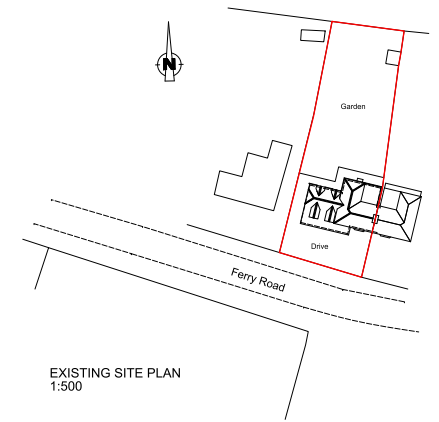
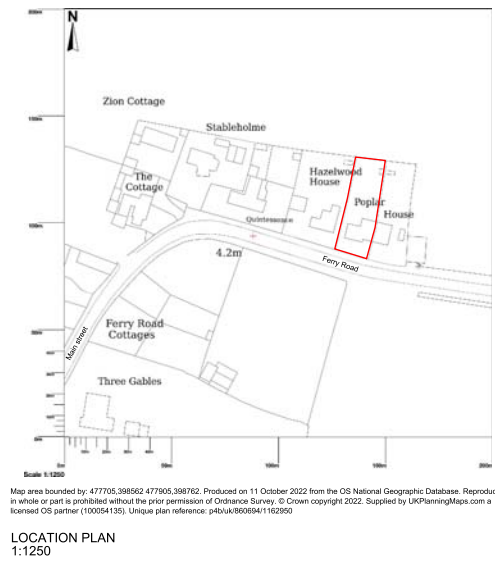
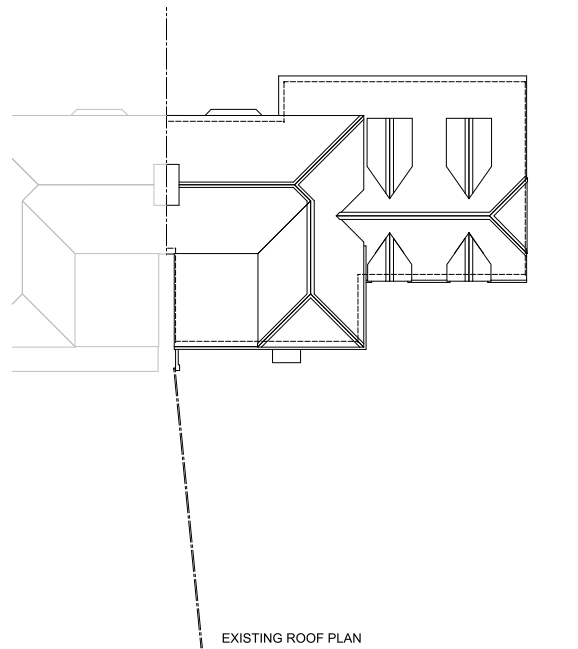
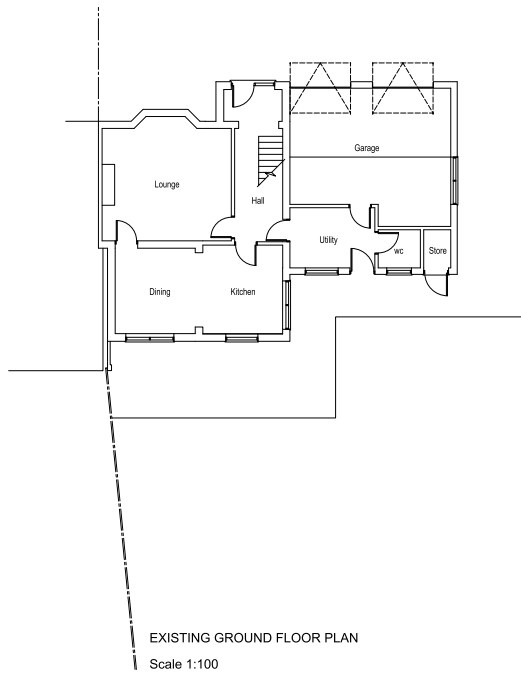
 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

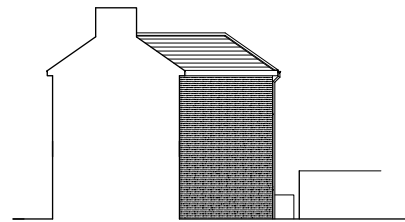
**North
Lincolnshire
Council**

PA/2022/2064

PA/2022/2064 Existing plans & elevations (not to scale)



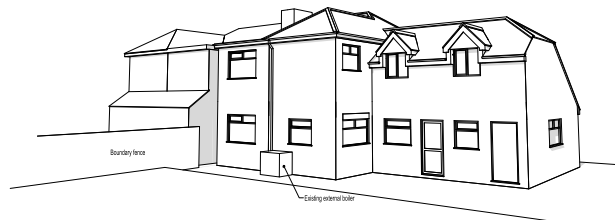
EXISTING REAR ~ NORTH ~ ELEVATION
1:100




EXISTING SIDE ~ EAST ~ ELEVATION



EXISTING SIDE ~ WEST ~ ELEVATION



EXISTING REAR VIEW



Cadwors Ltd
Architectural design and 3d Visualisations
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Project

- PROPOSED EXTENSION
- POPLAR HOUSE
- FERRY ROAD
- GRAZELOUND

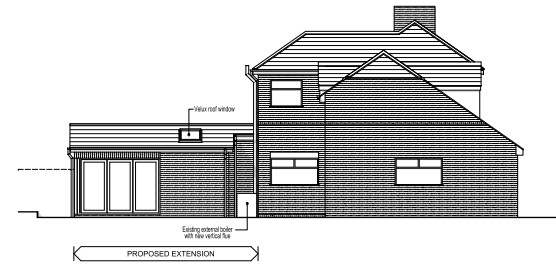
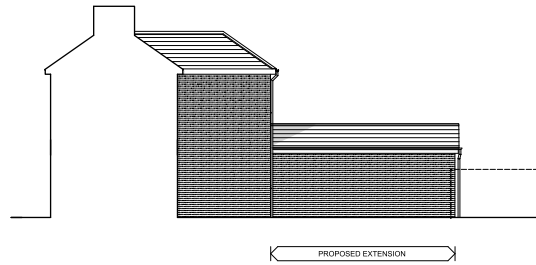
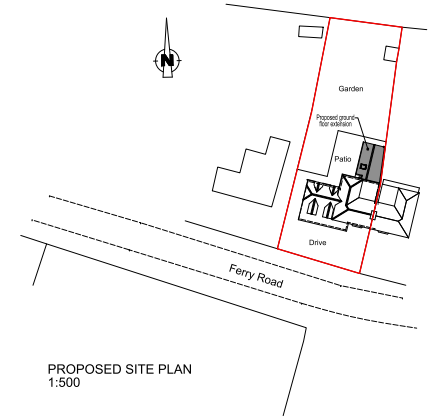
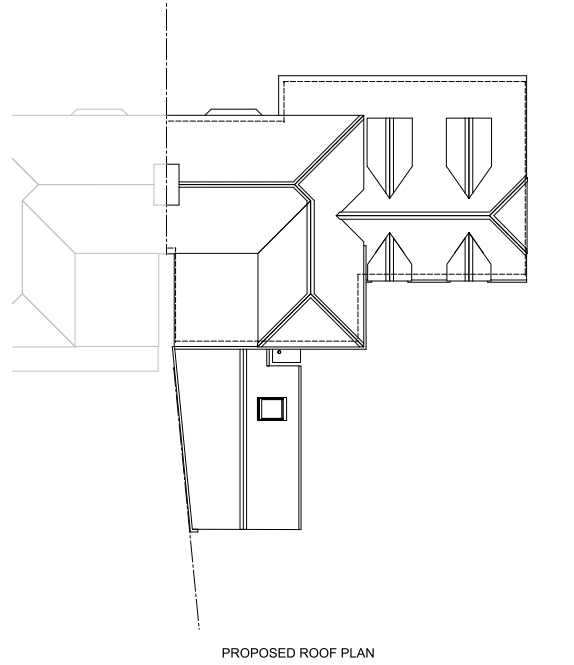
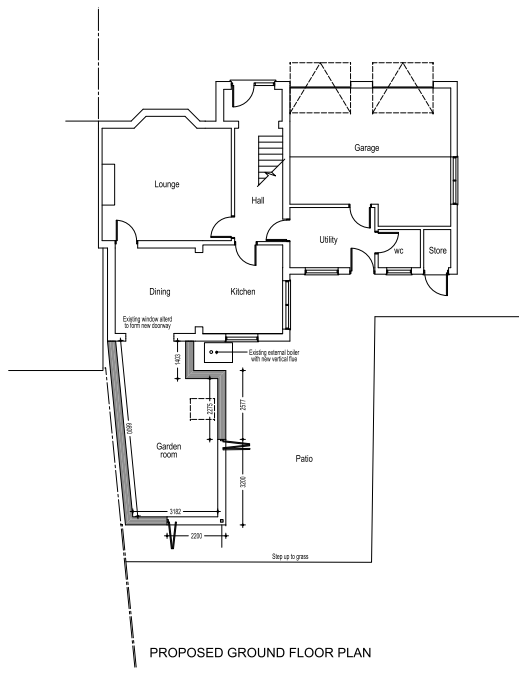
Title:

- EXISTING PLANS AND ELEVATIONS

Scale	Date	Drawn
1:100 @ A1	10-2022	DS

Drawing No.
CWX1022 - 001A


A B C D E F G H I



PA/2022/2064 Proposed plans & elevations (not to scale)



PROPOSED REAR VIEW



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Architectural design and 3d Visualisations
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Project

- PROPOSED EXTENSION
- POPLAR HOUSE
- FERRY ROAD
- GRAZELOUND

Title:

- PROPOSED PLANS AND ELEVATIONS

Scale	Date	Drawn
1:100 @ A1	10-2022	DS

Drawing No.

CWX1022 - 101 A

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