

APPLICATION NO	PA/2023/381
APPLICANT	Mr Azim Talu
DEVELOPMENT	Planning permission to erect a two-storey rear extension
LOCATION	Mill House, 17 High Burgage, Winteringham, DN15 9NE
PARISH	Winteringham
WARD	Burton upon Stather and Winterton
CASE OFFICER	Deborah Oikeh
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Winteringham Parish Council

POLICIES

National Planning Policy Framework:

Chapter 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)

HE2 (Development in Conservation Area)

DS14 (Foul Sewerage and Surface Water Drainage)

DS16 (Flood Risk)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS5 (Delivering Quality Design in North Lincolnshire)

CS6 (Historic Environment)

CS19 (Flood Risk)

North Lincolnshire Design Guidance for House Extensions: SPG1

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 later in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1 (Presumption in favour of Sustainable Development)

SS3 (Development Principles)

SS11 (Development Limits)

DQE1 (Protection of Landscape, Townscape and Views)

HE1 (Conserving and Enhancing the Historic Environment)

DM1 (General Requirements)

CONSULTATIONS

Highways: No objections or comments.

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

Environmental Protection: Recommend a condition relating to how any contamination found during development shall be dealt with.

PARISH COUNCIL

This application is an exact duplicate of application number PA/2022/344. This application was refused on the grounds of adverse impacts on the amenity of the adjacent dwelling in that it would give rise to loss of light, overshadowing and overbearing impacts. This is contrary to policies DS1 and DS5, as well as the SPG1 Design Guidance for House Extensions, of the North Lincolnshire Local Plan. Therefore, Winteringham Parish Council refuses this planning application citing the same reasons.

PUBLICITY

Advertised by site notice in accordance with Article 15 of the Development Management Procedure Order 2015. One letter of comment has been received in favour of the proposal. The comment highlights the reduction in the scale of the extension and how the new scheme is different from the previous scheme.

ASSESSMENT

Planning history

PA/2022/344: Planning permission to erect a two-storey rear extension – refused 30/03/2022

PA/2022/1480: Planning permission to erect a detached garage – approved 14/10/2022

Proposal and site characteristics

This proposal relates to a two-storey extension to the rear of the existing dwelling: Mill House, 17 High Burgage, Winteringham. The site currently contains a two-storey property with a detached garage. The application site is set within Winteringham's conservation area and within the development limit. Mill House is considered to be a building of townscape merit.

Background

Planning permission was refused for the erection of a two-storey extension to the rear in 2022 under planning reference PA/2022/344 due to the impact of the proposal upon the amenity rights of the neighbouring site. This current application is a resubmission for a two-storey extension to the rear albeit with a considerable amendment to the scheme, namely a reduction in depth of the first-floor extension from about 10m to 5m and the removal of a Juliet balcony (north) to ensure the extension is in keeping with the character of the dwelling and does not impact upon neighbouring amenity.

Site constraints

- The site is within flood zone 1 as set in the North Lincolnshire SFRA 2011.
- The site is situated within the conservation area of Winteringham.
- The site is located within the development boundary as set in the HELA DPD 2016.

Main considerations

- **principle of development**
- **impact upon residential amenity**
- **impact upon the character and appearance**
- **impact upon highways**
- **impact upon drainage.**

Principle of development

Policy CS1 of the Core Strategy states, '...Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should consider levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.'

Policy CS5 relates to design of new development in North Lincolnshire and requires all development to be well designed, contribute to creating a sense of place and appropriate for their context.

Policy DS5 of the North Lincolnshire Local Plan is mainly 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.

In terms of amenity, policy DS1 states, 'proposals should not result in loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.'

This proposal is for a house extension within the development boundary of the settlement. It is considered moderate in scale and would not unacceptably impact neighbouring amenity rights nor the character of the area. The scheme is therefore considered acceptable in principle.

Character and appearance

Policy CS5 of the Core Strategy and policy DS1 of the local plan are both concerned with the quality of design of a proposal and the impact on the appearance and character of the area. Policy CS5 states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy DS1 further corroborates policy CS5 and reiterates, 'A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused.'

Policy CS6 relates to the historic environment and expects all new development to respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Policy HE2 of the North Lincolnshire Local Plan relates to development in conservation areas and states, 'development should be of a standard of design which respects the appearance and character of the conservation area' and 'development should harmonise with adjoining buildings, preserve or enhance the street scene and should not detract from important existing spaces and views.'

The initial plans for the site included a Juliet balcony and would not reflect the character of the rural settlement. Therefore, the scheme was amended and has been re-assessed to be in keeping with the character of the area.

The scale of the proposed extension is unlikely to be of detriment to the character and appearance of the street scene given the reduction in depth of the first-floor extension. The general appearance of the dwelling and street scene would be largely retained as existing due to the extension being to the rear.

The existing dwelling consists of brickwork, stone and rendered masonry, white timber and white uPVC doors and windows. The materials for the proposed extension would match with the existing dwelling. Given the extension is to the rear, there is limited impact on the character of the conservation area or street scene. The proposal is considered to be in accordance with policies HE2 and CS6.

Impact upon residential amenity

Policies DS1 and DS5 of the North Lincolnshire Local Plan are concerned with residential extensions. Policy DS5 specifically applies to residential extensions and states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided 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 application site is set between two other dwellings, namely numbers 15 and 19. Number 19 benefits from a greater separation distance and screening by tall trees to the rear and so impact upon its amenity rights is limited.

The host dwelling is directly abutted by a 4m wide driveway leading to number 15 and the rear gardens of both dwellings are screened by a 1.8m (approximately) stone boundary wall. The buildings along the lane are laid out in an east-west direction with gardens oriented towards the east, thus allowing most sites to receive direct sunlight.

Whilst number 15 is a bungalow, the reception of sunlight/daylight will not be unacceptably impacted given the building layout. The scheme will not result in overlooking as there are no windows to the left side elevation (south). Due to the separation distance between numbers 17 and 15, as well as the massive reduction in depth of the proposed first-floor, any impact upon outlook will be no greater than what is experienced currently.

Given the aforementioned reasons, the proposal is considered such that it will not have an unacceptable impact upon the residential amenity rights of adjoining neighbours and thus aligns with policies DS1, DS5 and CS5.

Impact upon highway safety

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The site can be accessed via High Burgage. Given the minor scale of the proposal, its impact on highway safety is considered limited. The Highways team has raised no objections to the scheme.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water.

In this regard, the Lead Local Flood Authority has raised no objection following consultation and the proposal should not pose a risk, being in flood zone 1.

Conclusion

This proposal is for a two-storey extension within the development boundary and Winteringham's conservation area. The proposed scheme was amended to reduce the depth of the first floor extension to mitigate any impact upon the amenity rights of the adjoining site. The amended scheme is considered such that it respects and is in keeping with the character of the dwelling and the wider conservation area. Therefore, the proposal is 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:

Site location, proposed block plan, elevations and floor plans – T.01/21/2 rev B.

Reason

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

3.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

Reason

In the interest of the visual amenity of the area and to protect the character of the conservation area in accordance with policies DS5 and HE2 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the Core Strategy.

4.

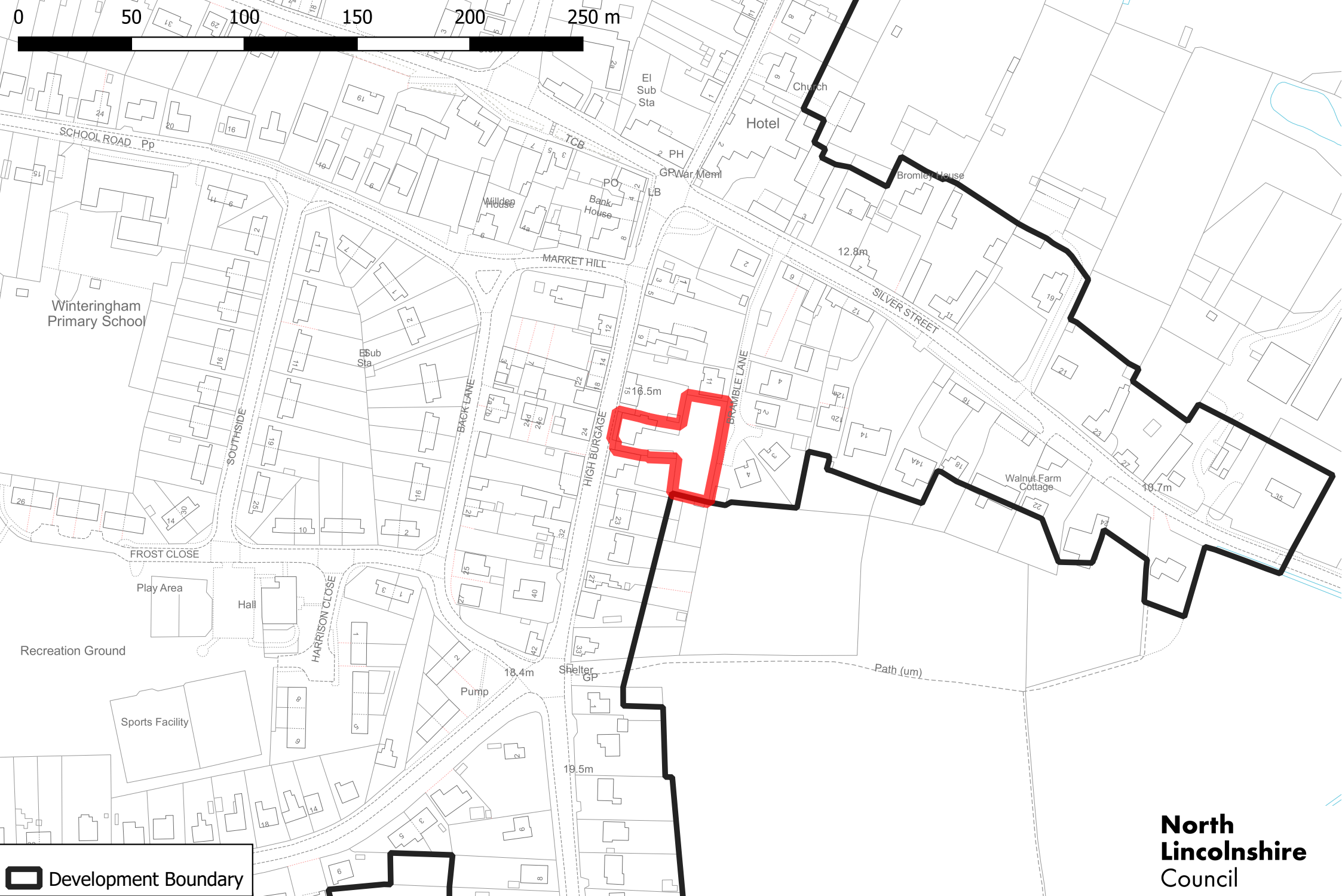
If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by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


Reason

To protect human health in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative

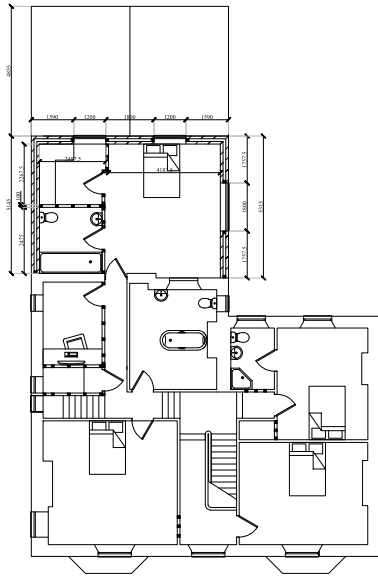
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



 Development Boundary

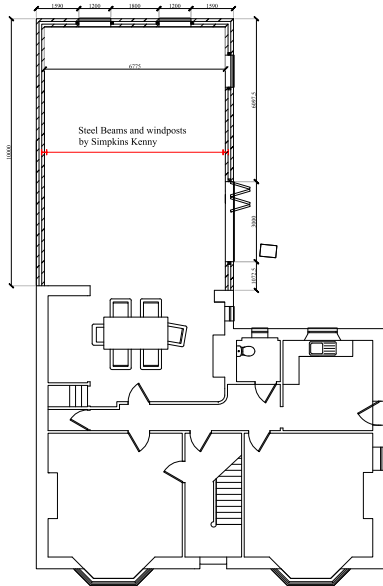
PA/2023/381

**North
Lincolnshire
Council**



FIRST FLOOR PLAN - PROPOSED
Scale 1 : 100

Depth of Foundations
to be discussed and
agreed with LABC officer



GROUND FLOOR PLAN - PROPOSED
Scale 1 : 100



REAR ELEVATION - PROPOSED

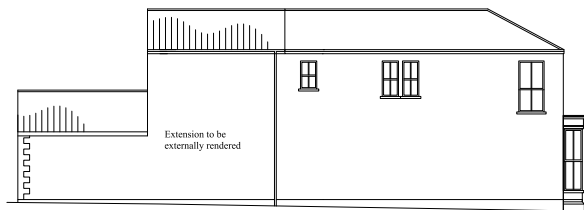
Scale 1 : 100



R.H. ELEVATION - PROPOSED

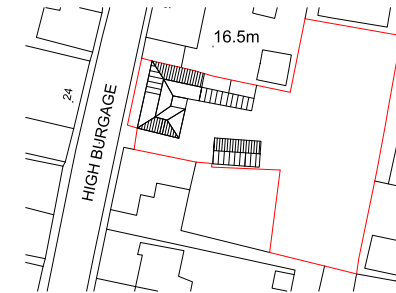
Scale 1 : 100

Windows to match
main dwelling



L.H. ELEVATION - PROPOSED

Scale 1 : 100



BLOCK PLAN - PROPOSED
Scale 1 : 500



SITE LOCATION PLAN - PROPOSED
Scale 1 : 1250

Masonry work and roof tiles to match existing as close as is practicable. To be agreed with Client and LABC/Planning Department.

Windows to match existing, in colour and style, as far as is practicable.


Contractor to allow for tidying up of existing above ground FW drainage pipework.

Contractor to accurately measure up on site prior to ordering of any materials.

Drawings to be read strictly in accordance with Building specification. Any alterations are to be agreed with Kilikopela Building Design and the Local Authority Building Control prior to implementation.

Kilikopela Building Design

43 Mulberry Gardens,
Scunthorpe
North Lincolnshire
DN16 3FR



Client:
Mr A Talu

Project:
**Extensions & Internal Alterations
At - 17 High Burgage, Winterringham**

Drawing title:
**Proposed Plans & Elevations
Planning Re-submission**

Drawn by: CJP	Date: 17.05.2023	Scale: As Shown
Drawing No: T.01/21/2		Rev: B