

APPLICATION NO	PA/2023/446
APPLICANT	Mr Reynolds
DEVELOPMENT	Planning permission for side extension and attic conversion including dormers
LOCATION	Netherhaven, 34 Nethergate, Westwoodside, DN9 2DL
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Daniel Puttick
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework:

Section 9: Promoting Sustainable Transport

Section 12: Achieving Well-designed Places

Section 16: Conserving and Enhancing the Historic Environment

North Lincolnshire Local Plan:

Policy DS1: General Requirements

Policy DS5: Residential Extensions

Policy LC14: Area of Special Historic Landscape Interest

Policy T2: Access to Development

Policy T19: Car Parking Provision & 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

Policy CS6: Historic Environment

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 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:

Policy SS1: Presumption in Favour of Sustainable Development

Policy SS3: Development Principles

Policy SS11: Development Limits

Policy DQE1: Protection of Landscape, Townscape and Views

Policy HE2: Area of Special Historic Landscape Interest

Policy DM1: General Requirements

CONSULTATIONS

Highways: No objection or comments.

LLFA Drainage: No objection or comments.

Archaeology: The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan Policy LC14). I do not consider that the nature and scale of this proposal would adversely affect the character of the landscape heritage asset or its setting at this location.

Environmental Protection: This department has reviewed historical maps which has identified the presence of former unknown structures. Therefore, due to the potential for made ground, this department would recommend the following condition should the application be approved:

'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.'

PARISH COUNCIL

Objects to the proposal on the following grounds:

The proposal is an area of mixed housing types. The parish council has concerns relating to the proposed balcony to the rear as it will overlook the neighbouring garden and restrict privacy. It is on the junction of Nethergate, Brethergate and Tower Hill on a sweeping bend which restricts visibility; permission was granted for access and a garage with turning space (PA/2018/2165). This proposal would significantly reduce parking and turning space and impact on highway safety. This Parish council objects until detailed plans are submitted showing access and parking provision for this proposal that sufficiently allows for amenity space. The parish council notes that NLC Highways have not commented, which is disappointing, in that the previous application has not been read as part of their assessment.

PUBLICITY

A site notice has been displayed. No comments have been received from members of the public or neighbouring residents as part of this consultation process.

ASSESSMENT

Planning history

- 2/1981/0465: Temporary siting of a mobile home for aged relative – approved 10/07/1981
- 2/1985/0158: Retention of a mobile home – approved 02/04/1985
- 2/1988/0357: Retention of a mobile home (renewal of temporary permission approved under planning permission 2/0158/85) – approved 14/06/1988
- PA/2015/0345: Planning permission to erect a single-storey extension to side of existing garage to form additional living accommodation and increase roof height of existing dwelling – approved 14/05/2015
- PA/2015/1424: Outline planning permission to erect a single dwelling with associated access and create a new access at 34 Nethergate – refused 10/02/2016 (appeal allowed 12/12/2016)
- PA/2018/2165: Planning permission to erect a detached garage and relocate vehicular access – approved 21/12/2018.

The site and proposal

The application site comprises an existing single-storey bungalow which has been altered and extended in previous years. The property features two bedrooms, a bathroom, kitchen and living room, with the proposals seeking to extend outwards and upwards into the roof space.

The proposed development would see the creation of a dormer bungalow with integral garage at ground-floor level. The ground floor would be remodelled, with a new utility and WC accessed from an open plan kitchen and dining room. One bedroom and the existing living room would be retained, with two bedrooms and a bathroom at first-floor level.

Three dormer windows are proposed in the front-facing roof slope, and three at the rear. Of those at the rear, two are proposed to be slightly larger. Amended plans have been

received which have removed a previously proposed external balcony, which would have overhung the rear of the property. The proposals now seek a glass balustrade, forming a Juliet balcony serving inward opening doors in the bedrooms.

Materials proposed would match those used in the existing building, with the ground floor seeing the introduction of a series of bi-folding doors across the rear elevation.

The main issues in determining this application are:

- impact upon the character and appearance of the area;
- impact upon residential amenity; and
- highway safety.

Impact upon the character and appearance of the area

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

Policy CS5 of the Core Strategy states that all development should be well designed and appropriate for their context. It expects development to contribute towards creating a positive and strong identity for North Lincolnshire by enhancing and promoting the image of the area through the creation of high quality townscapes and streetscapes.

The application site is within Westwoodside, within the Isle of Axholme Area of Special Historic Landscape Interest. Policy CS6 of the Core Strategy indicates that the council will promote the effective management of North Lincolnshire's historic assets through various means, including safeguarding the national significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries).

Policy LC14 of the local plan states that within the area of special interest, 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.

The existing building is modern and simple in form. Constructed of red brick, it is double-fronted with a steeply pitching roof. The alterations would result in the creation of a dormer bungalow, with a series of dormer windows proposed within the roof. Whilst this would change the appearance of the property, the changes would not be considered harmful to the overall character and appearance of the area.

The features proposed are prevalent throughout the settlement, which accommodates a range of house types and styles. The street scene in this location is varied, and the property would be seen in context with some older and some more modern houses, some of which incorporate dormer windows into their design.

The council's HER Officer has considered the application and concludes that the nature and scale of the proposal would not adversely affect the character of the landscape heritage asset or its setting at this location. For the reasons set out above, the proposed

development is considered to be acceptable in terms of its design, and whilst there would be changes imposed upon the property, they can be accommodated without resulting in adverse impacts upon the character and appearance of the area. The proposed development is considered acceptable in this respect in accordance with policies DS1, DS5 and LC14 of the North Lincolnshire Local Plan, and policies CS5 and CS6 of the Core Strategy. Conditions are recommended to ensure that the materials used in the extension closely match those in the existing building to ensure the development successfully integrates with the property.

Impact upon residential amenity

Policy DS5 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, overbearing impact or loss of privacy to adjacent dwellings.

The proposed development initially incorporated the construction of a large, raised balcony situated at the rear of the building, which would be accessed from one of the proposed bedrooms within the roof space. Following discussions with the applicant's agent, this element of the scheme has been removed in favour of Juliet balconies, which enable doors on the upper floor to be opened.

Whereas the original proposals would have resulted in a significant degree of overlooking of the garden area of the neighbouring property and afford views directly into the adjacent property, the revised scheme would not be considered to result in a harmful degree of overlooking. The removal of the balcony would ensure no overlooking of the adjacent property, and views across the rear garden would be limited. Owing to the restricted headspace and layout of the bedrooms within the roof, views into and out of the windows would be limited. The arrangement would provide for light and air circulation, as opposed to a seating area overlooking neighbouring gardens.

For these reasons, the revisions to the scheme would not be considered to result in adverse impacts upon living conditions for occupants of neighbouring dwellings, and would provide suitable standards of amenity for occupants of the application site. The proposals are considered acceptable in this respect in accordance with policy DS5 of the local plan.

Highway safety

Policy T2 of the local plan requires all development to be provided with a satisfactory access, whilst policy T19 of the local plan, in conjunction with Appendix 2, provides parking guidelines for new development.

The Parish council has raised concerns in relation to parking and highway safety, noting that the proposed development would reduce parking and turning space as part of the approved scheme under PA/2018/2165. This application authorised the creation of a new access to the property, which previously had an access driveway leading to a garage to the south of the property. The garage has since been demolished and a new dwelling constructed in its place, with planning permission granted under application PA/2018/2165 securing permission for a new access and replacement garage.

The new access has been partially implemented and would be capable of serving the proposed development. Sufficient space would be retained within the curtilage of the property for the parking and manoeuvring of vehicles.

Paragraph 111 of the NPPF makes clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe.

From discussions with the applicant's agent, it is understood that access arrangements at the site would be similar to those secured under application PA/2018/2165. These arrangements have previously been found acceptable in highway terms, with no objections being raised against this application by the highway authority. However, owing to the lack of precise details provided as part of the application, it is considered necessary to impose a condition in the event that permission is granted. Such a condition would seek details of the access position, the layout of the internal driveway, and the provision of adequate turning space for vehicles to enter and leave the property in a forward gear.

Subject to accordance with such a condition, the proposed development would be acceptable and would not result in adverse impacts upon highway safety in accordance with policies T2 and T19 of the local plan.

Conclusion

The principle of the development is considered acceptable in planning terms. Revisions to the scheme have addressed concerns in relation to potential impacts upon residential amenity arising from overlooking from balconies previously proposed at the rear of the property. The revised scheme is considered acceptable in its design, and would not result in adverse impacts upon living conditions for neighbouring residents or any adverse impacts upon the character and appearance of the area or area of historic landscape interest. Subject to conditions, in absence of any objection from the highway authority the proposed development would not be considered to give rise to severe impacts upon road safety.

The proposed extension is considered acceptable in accordance with policies DS1, DS5, LC14, T2 and T19 of the local plan, policies CS1, CS2, CS3, CS5 and CS6 of the Core Strategy and the aims of the NPPF. It is therefore recommended that planning permission be granted subject to standard conditions.

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:

Drawing No. 001 Rev A – Location Map and Site Layouts

Drawing No. 003 Rev B – Proposed Plans & Elevations.

Reason

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

3.

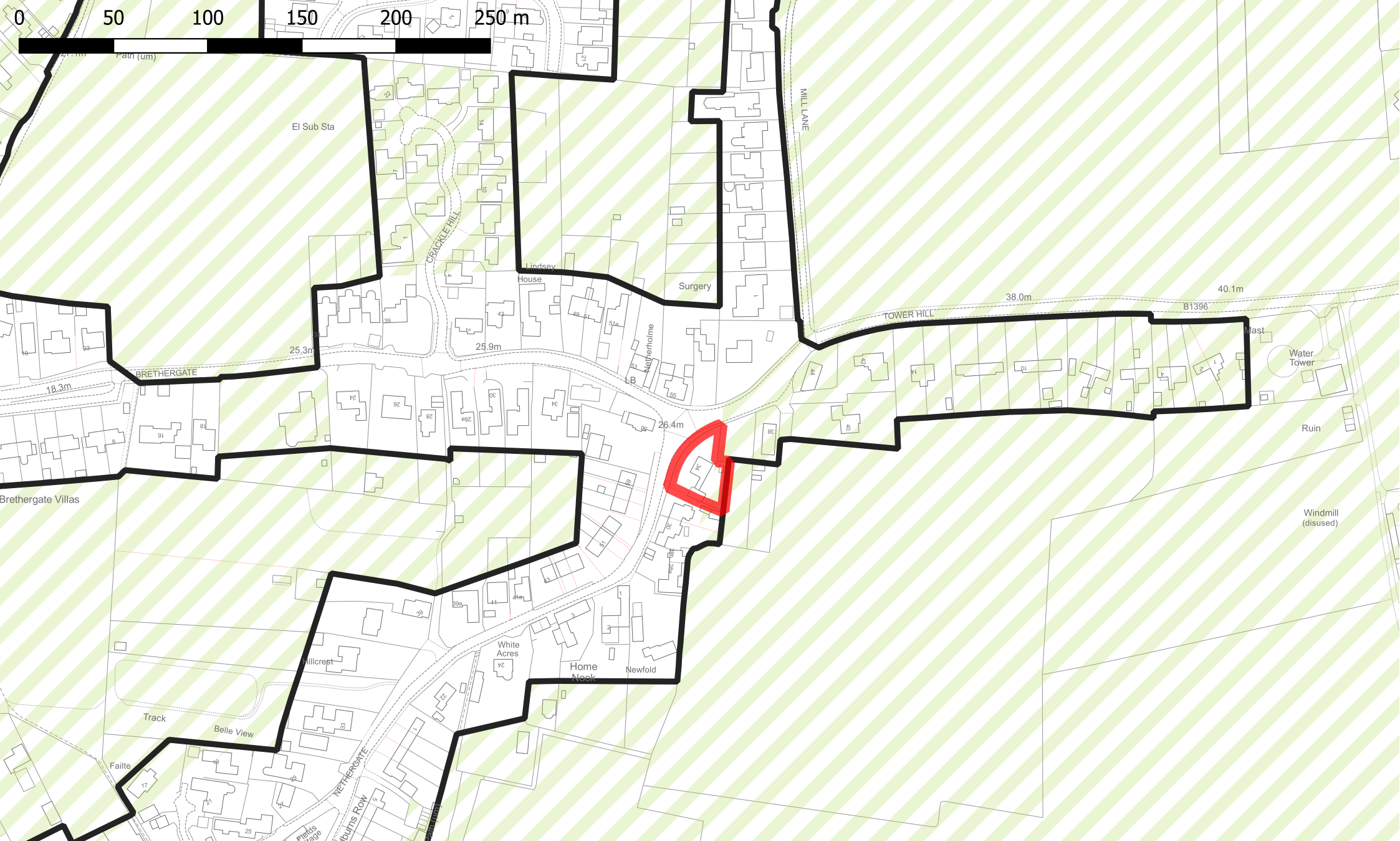
Notwithstanding the detail contained within the application, the development hereby permitted shall not be occupied until precise details for the access, driveway and turning area to serve the property have first been submitted to and approved in writing by the local planning authority, and subsequently implemented in accordance with the approved details.



Reason

To ensure safe and suitable access is provided for the property, in the interests of highway safety in accordance with policies T2 and T19 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**

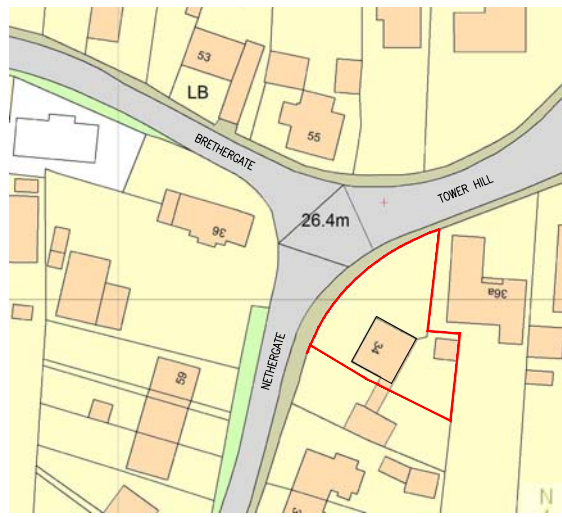
PA/2023/446

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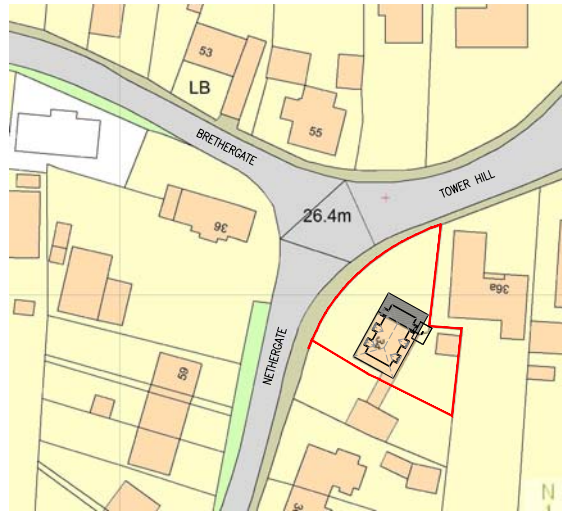
PA/2023/446 Proposed layout (not to scale)



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LOCATION MAP
 SCALE 1:1250



EXISTING SITE LAYOUT
 SCALE 1:500



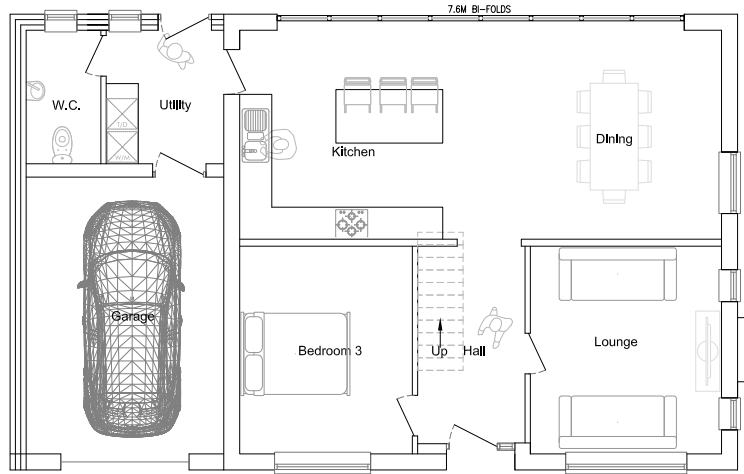
PROPOSED SITE LAYOUT
 SCALE 1:500

Project Name: **Side extension & attic conversion**
 Project Address: **34 Nethergate, Westwoodside DN9 2DL**
 Drawing Title: **Location Map and Site Layouts**
 Drawn: **CH** Checked: **KD** Approved: **CH**

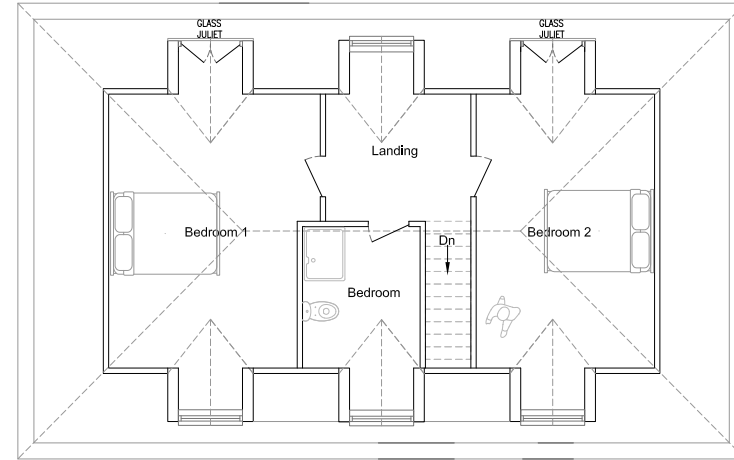
Date: **MAR 2023** Rev: **A**
 Scale: **1:1250 & 1:500 @ A1**
 Drawing No: **001**
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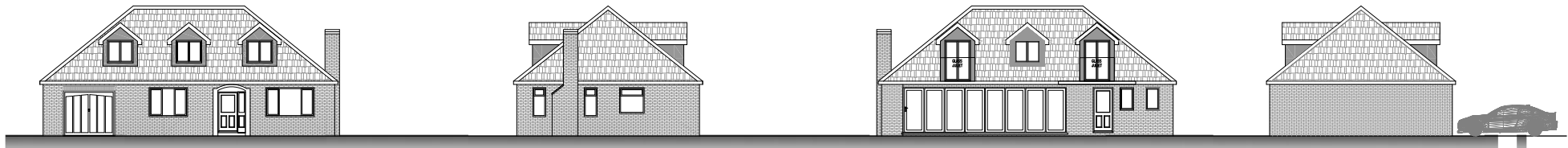
PA/2023/446 Proposed elevations (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

Project Name: **Side extension & attic conversion**
 Project Address: **34 Nethergate, Westwoodside DN9 2DL**
 Drawing Title: **Proposed Plans & Elevations**
 Drawn: **CH** Checked: **KD** Approved: **CH**

Date: **MAR 2023** Rev: **B**
 Scale: **1:50 & 1:100 @ A1**

Drawing No: **003**

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