

APPLICATION NO	PA/2023/729
APPLICANT	Chris Walters
DEVELOPMENT	Planning permission to raise roof height and install first-floor extension, and erect extensions (alterations to previously approved application PA/2020/229)
LOCATION	56 Eastoft Road, Crowle, DN17 4LR
PARISH	Crowle
WARD	Axholme North
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Crowle Town Council

POLICIES

National Planning Policy Framework:

- 2: Achieving sustainable development
- 4: Decision-making
- 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
- DS14: Foul Sewage and Surface Water Drainage

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 unallocated and within the development limits of Crowle as shown on the Proposals Map.

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:

SS1: Presumption in Favour of Sustainable Development

SS2: A Spatial Strategy for North Lincolnshire

SS3: Development Principles

SS11: Development Limits

DM1: General Requirements

CONSULTATIONS

Highways: No comments or objections.

LLFA Drainage: No comments or objections.

TOWN COUNCIL

Objects on grounds of perceived intrusion of neighbour's privacy.

PUBLICITY

The proposal has been advertised by site notice in accordance with Article 15 of the Development Management Procedure Order 2015. Three responses have been received objecting to the proposals on the following grounds:

- Objected to previous application. Daylight has been much reduced by the previous development and further development will vastly reduce privacy and daylight to the bungalow to the rear.
- All surrounding properties are bungalows.
- The planning permission which was passed (PA/2020/229) has not been followed. There should be no windows on the first-floor side elevation. Three windows have been installed which look down on our bungalow losing all our privacy; on the proposed new drawing only two windows are shown.

- On the rear elevation another window has been added which also looks onto the rear properties.
- White UPVC cladding has been added to two of the external walls.
- The plans now show six bedrooms; this is overdevelopment of the property.
- Raising the roof line even further than the inappropriate height that has already taken place in an area surrounded by low build bungalows is completely unacceptable. Further addition to this will add to what is already an eyesore.

ASSESSMENT

Planning history

PA/2015/1121: Planning permission for part first-floor, part single-storey extension to rear, raising of roof height and associated external alterations, and alterations to garden levels – refused 10/02/2016

PA/2020/229: Planning permission to erect single-storey front and rear extensions, and raise roof to accommodate a first-floor extension – approved 11/05/2020

PA/1997/1180: Erection of side and rear extension – approved 28/10/1997.

Proposal and site characteristics

The application site comprises a detached property accessed off Eastoft Road. The surrounding area is largely residential with properties to the north, east and west being detached and semi-detached bungalows. The application site benefits from an earlier permission to raise the height of the existing bungalow to two storeys with alterations to windows and a single-storey extension to the rear.

At the time objections were raised by neighbours due to concerns of overlooking, overshadowing, loss of light and privacy impacts. Permission was subsequently granted (PA/2020/229). The applicant has commenced development and completed the rear part of the works, albeit with additional windows, which are subject to approval as part of this new application. Part of the site has been completed with white UPVC cladding which has been added to protect seal the site from the weather; however, this is not part of the approved design.

This new application seeks to make amendments to the previous application.

A review of previous permission PA/2020/229 shows that the following changes are proposed:

- Front elevation – changes to first-floor and ground-floor windows and doors.
- Rear elevation – changes to first-floor windows: a change from one to two windows; property extended to rear boundary at ground floor only.
- Side elevation (east) – change from 3 small rooflights to 2 larger rooflights on main house and removal of 3 rooflights on rear element; inclusion of 3 first-floor windows and

2 windows to ground floor on rear element; replacement of 1 single window and Introduction of a door and two windows on ground floor of main property.

- Side elevation (west) – change 8 rooflights to 6 rooflights and remove flue.
- Changes to internal layout to create 6 bedrooms (one with en-suite), a dressing area and family bathroom at first floor, and garage space, office/snug, lounge, study, utility and open-plan kitchen/dining/family area at ground floor.

There will be no further raising of the roof height from previously granted permission PA/2020/229.

The following considerations are relevant to this proposal:

- **principle of development**
- **residential amenity**
- **design, character and appearance historic environment**
- **highway safety**
- **flood risk.**

Principle of development

This proposal relates to an existing residential property in a residential area within the development limits of Crowle. The site benefits from an earlier planning permission for the majority of the works proposed. The principle of development is therefore considered acceptable.

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.

Policies DS5 and CS5 are both concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials. Both seek to improve the quality of design across North Lincolnshire.

The site is within an existing residential area. The plots in this location are mixed in size, the application site having a standard size garden in relation to the size of the property. Whilst on site it is apparent that the garden space has been extended and includes land to the rear of the adjacent property, number 58.

Permission was granted under previous application PA/2020/229 to erect single-storey front and rear extensions, and raise the roof to accommodate a first-floor extension. This would be the fall-back position should this current application not be considered appropriate. This

assessment will therefore consider the changes proposed when assessed against application PA/2020/229.

Comments raised by members of the local community relating to loss of light and overshadowing were assessed by the officer as part of the previous application. This application seeks to retain the same overall height as was granted permission under PA/2020/229.

The matters to be considered as part of this application are:

- Front elevation – changes to first-floor and ground-floor windows and doors

The proposed changes are not considered to lead to any issues of overlooking, overshadowing or privacy impacts given their location on the front elevation facing the public highway and are therefore considered acceptable.

- Rear elevation – changes to first-floor windows: a change from one to two windows; property extended to rear boundary at ground floor only

Previous application PA/2020/229 granted permission for a large 3-pane window serving a bedroom; this application seeks two smaller 2-pane windows to serve two bedrooms. The proposed changes are not considered to lead to any additional issues of overlooking, overshadowing or privacy impacts above and beyond the consented position and are therefore considered acceptable. The windows are set back within the site a sufficient distance (25m) from the rear windows of existing properties in order to prevent unacceptable overlooking to and from these properties.

- Side elevation (east) – change from 3 small rooflights to 2 larger rooflights on main house and removal of 3 rooflights on rear element; inclusion of 3 first-floor windows and 2 windows to ground floor on rear element; replacement of 1 single window and Introduction of a door and two windows on ground floor of main property

The proposed rooflights are considered acceptable. The case officer has considered the concerns raised in relation to the first-floor windows and it is considered that there is the potential for significant overlooking of the neighbouring property to the east from these windows. As such it is recommended that the proposed first-floor windows should be obscure glazed and non-opening. Following discussions with the applicant, the proposed plans have been updated to reflect this. These windows are close to the adjacent property (number 58) and whilst this property is within the applicant's ownership, it may not be in the future. Whilst on site it is clear that the two properties' boundaries had been altered, a 1.8m (6ft) fence being erected very close along the western boundary of number 58. The ground-floor windows of number 58 are visible over the fence. There is only 13m between the proposed first-floor windows and windows on the side elevation of number 58. Were the windows to be transparent and opening this would lead to concerns of overlooking and privacy impacts. A condition is therefore recommended to secure the obscure glazing of the three first-floor windows in the east elevation and to ensure that they remain obscure glazed in the future. The case officer has spoken with the agent who has updated the plans to reflect this change. The plans have also been updated to include the third smaller window on this elevation which was missing from the originally submitted plans.

- Side elevation (west) – change 8 rooflights to 6 rooflights and remove flue

The proposed changes are not considered to lead to any issues of overlooking, overshadowing or privacy impacts and are therefore considered acceptable. The proposed changes result in a reduction in the number of rooflights, 5 of which serve non-habitable rooms (en suite, dressing room and roof void) and 1 of which serves a bedroom. Due to being within in a sloping roof with a relatively shallow pitch, the rooflights will direct views up rather than out and down into neighbouring properties.

- Changes to internal layout to create 6 bedrooms (one with en-suite), a dressing area and family bathroom at first floor, and garage space, office/snug, lounge, study, utility and open-plan kitchen/dining/family area at ground floor

Comments have been raised in relation to 6 bedrooms being considered overdevelopment. The size of the first-floor accommodation has not altered when compared with previous permission PA/2020/229. Planning permission is not required for internal alterations to this property. The proposed layout is therefore considered suitable.

The council's Highways officer has not raised concerns regarding the increased number of bedrooms proposed to serve the dwelling. The dwelling is served by a large parking area to the front and a driveway to the side (following the moving of the party boundary) as such the additional 2 bedrooms will not result in additional on-street parking.

The ground floor rear extension has been extended to the rear boundary of the site. The single-storey nature of this extension and the fact that the roof is hipped away from the neighbouring property to the rear means that no unacceptable loss of light or overbearing impact will result.

The applicant has confirmed within the application form that the proposed materials would match those existing. Part of the works have been completed on site and the roof tiles are different, being a dark grey flat tile compared to a red Roman ridge tile. It is important that the materials used in the completed extension match those of the extension yet to be constructed and a condition is recommended to secure this.

Subject to the recommended conditions, it is considered that the proposed development will not result in any significant additional amenity impacts above and beyond the existing consented position. It is therefore considered that the proposal would align with policies DS5 and CS5.

Flood risk

Policy DS16 of the local plan, which relates to 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 LLFA Drainage team have considered the proposals and do not have any comments or objections to the proposed development. Other than the small single-storey extension to the rear, the footprint and form of the development will not alter from the existing consented position and as such there will be no significant change to the permeability of the site or the generation of surface water.

Highways

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 proposed development will not affect the access to the site or parking provision therein. The council's Highways department has raised no objection to the application. It is considered that there will be no/limited changes to the movement of vehicles to and from the site. Therefore, the proposal will not be harmful to highway safety in the area.

It is therefore considered that the scheme is in accordance with policies T2 and T19 of the local plan.

Conclusion

The proposed development seeks to make amendments to previously approved PA/2020/229. This could have been achieved through a section 73 application; however, a new full application has been submitted. The proposed changes are not considered to have an unacceptable impact on the character or appearance of the area, the amenity of neighbouring properties, or highway safety. On this basis the application should be supported.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan – 023/010

Proposed Plans and Elevations – 023-01 rev.01

Existing Plans and Proposed Site Plan – 023-01 rev.01.

Reason

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

2.

The materials and finishes of the extensions not yet constructed shall match those of the rear extensions that form part of this application in colour and texture. No UPVC, plastic or other cladding shall be used on the external walls of the building.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

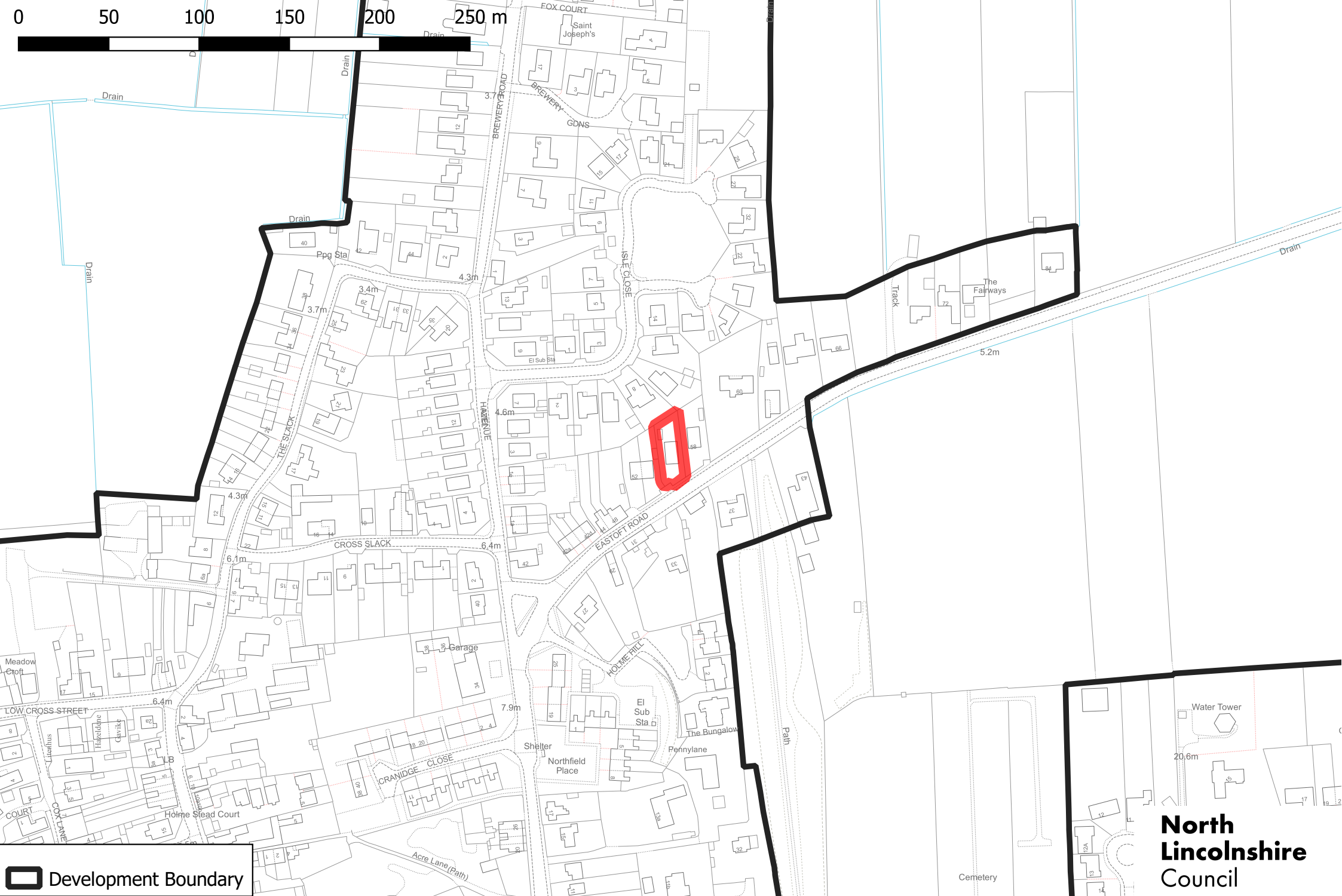
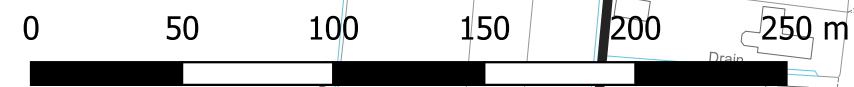
Before the extension is first occupied the three first-floor windows in the eastern side elevation shall be non-opening and obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 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.

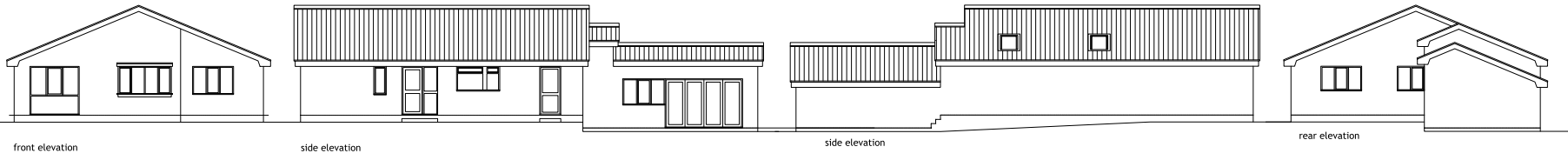


 Development Boundary

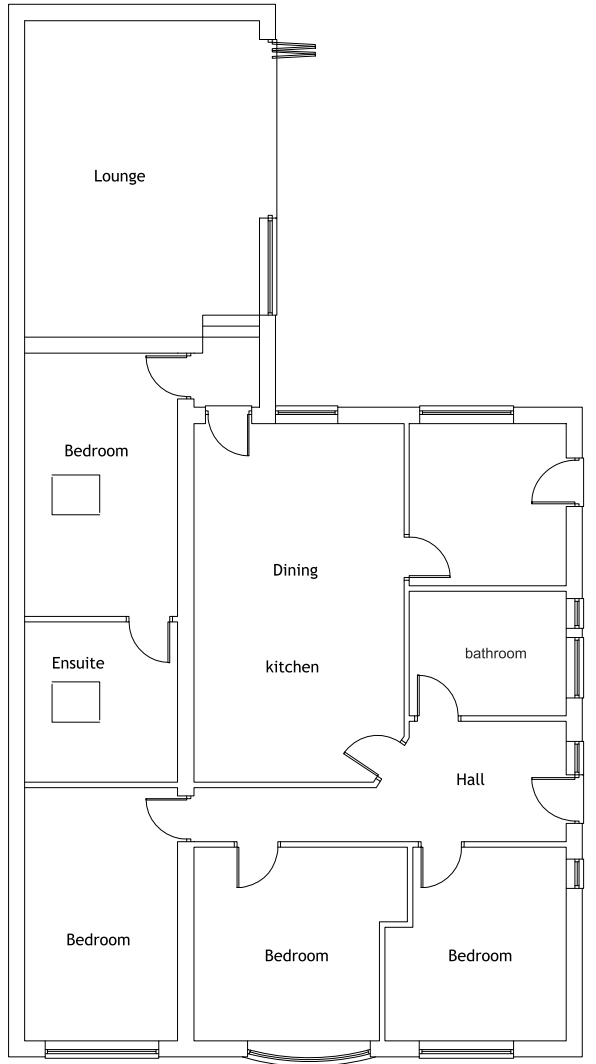
PA/2023/729

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Lincolnshire
Council**

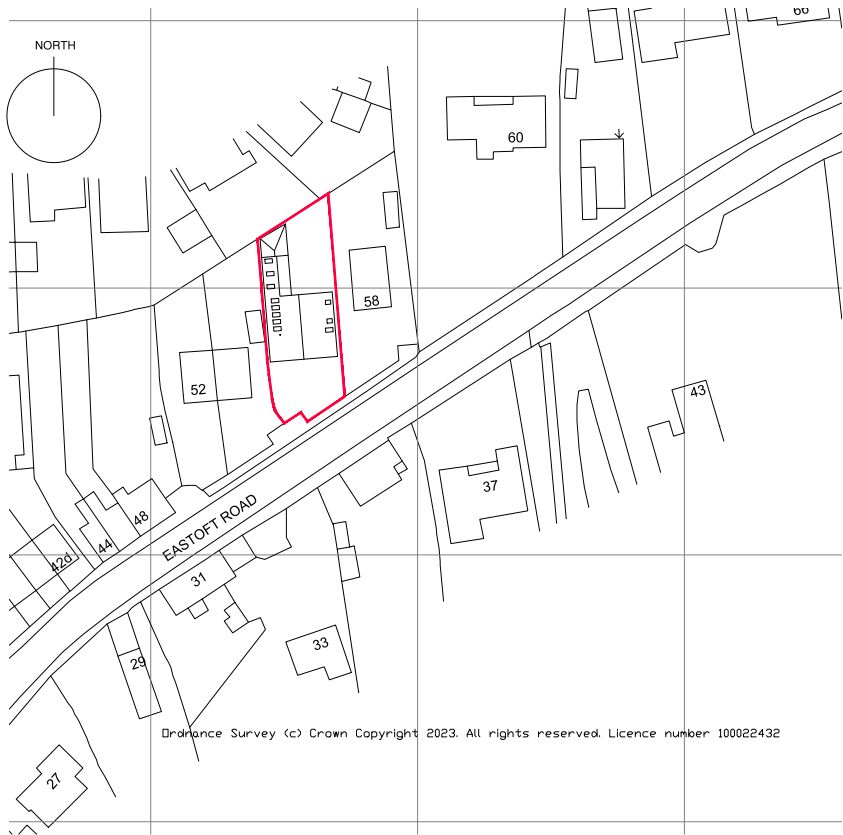
PA/2023/729 Proposed layout (not to scale)



REVISIONS			
REV	DATE	DESCRIPTION	APPROVED
01	30.08.23	Planning alt	--



Floor Plan



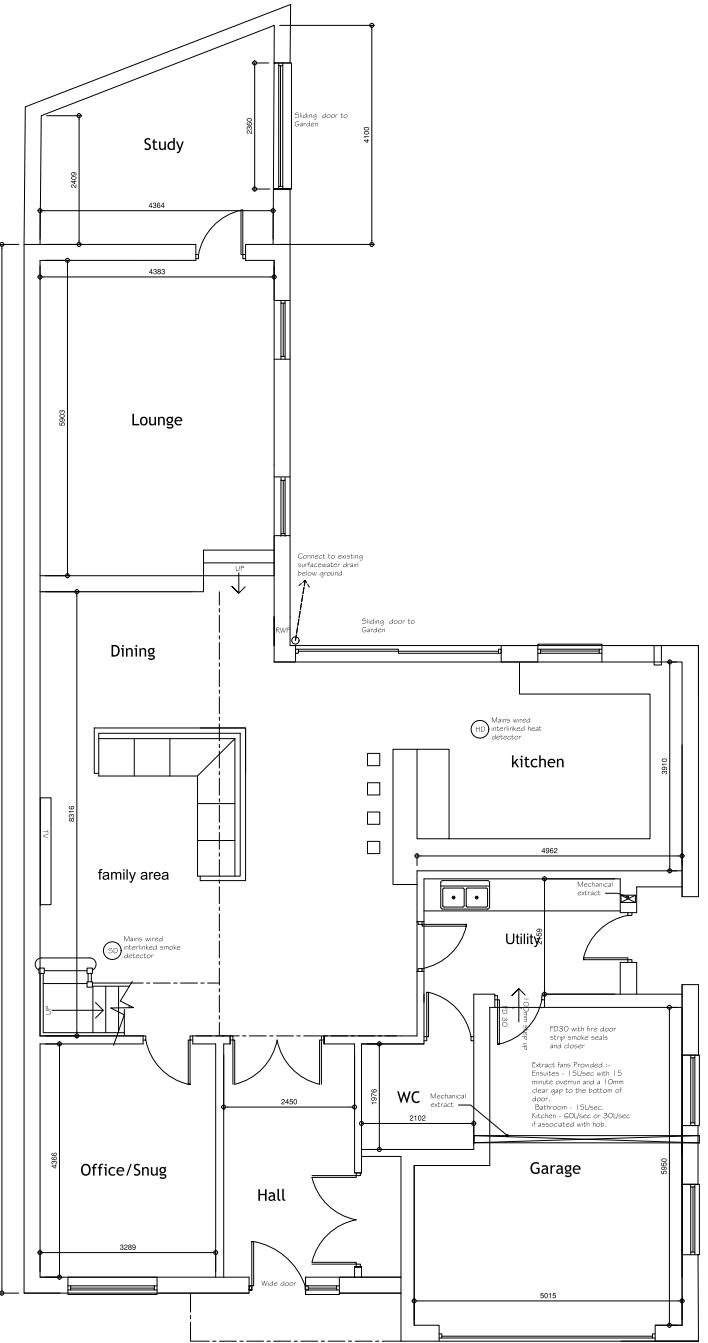
Drainance Survey (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

SITE PLAN 1:500

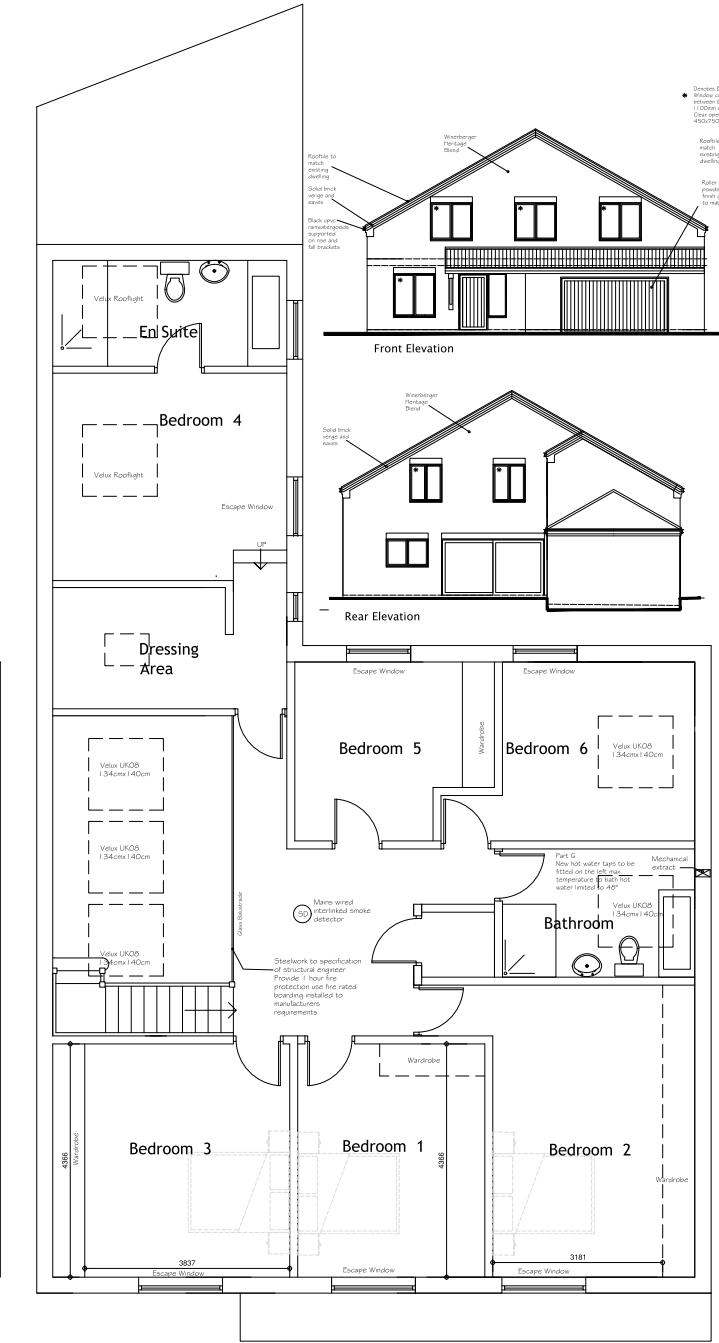
CLIENT MR C WALTERS		
PROJECT TITLE PROPOSED EXTENSION AND ALTERATION TO 56 EASTOFT ROAD CROWLE DN17 4LR		
DRAWING TITLE PROPOSED SITE PLAN AND SITE LOCATION PLAN EXISTING PLANS AND ELEVATIONS		
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SCALE 1:50		
PROJECT NO. 023	DRAWING NO. 01	REV. 01

PA/2023/729 Proposed elevations (not to scale)

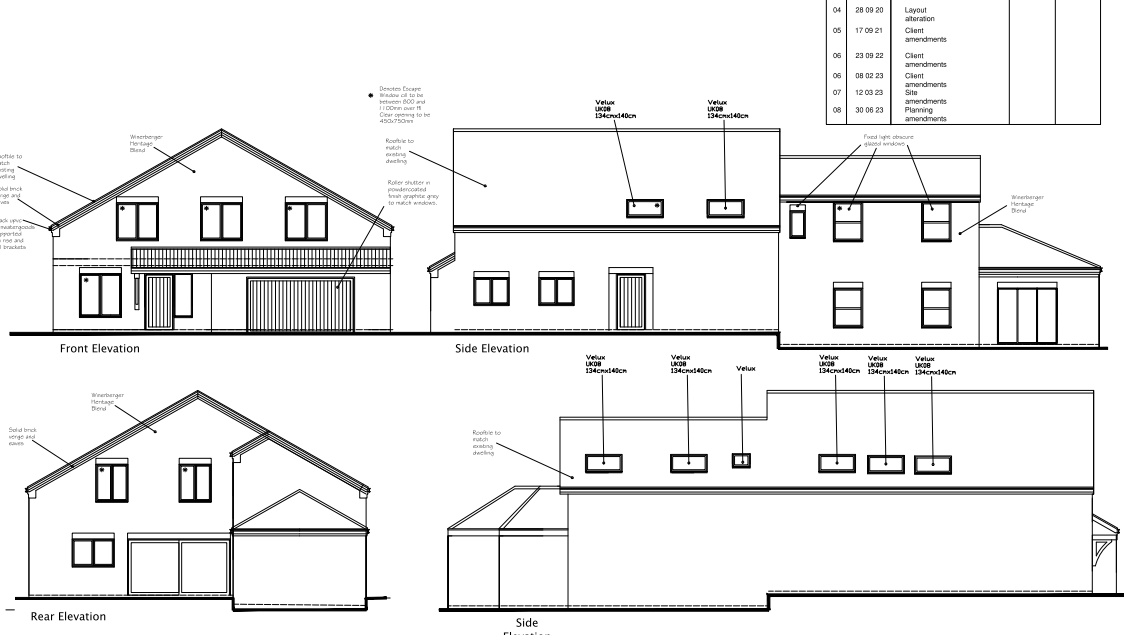
REV	DATE	DESCRIPTION	CHECKED	APPROVED
01	15 01 20	Client Apts	--	--
02	21 01 20	Client Apts	--	--
03	05 03 20	wc window added to elevations	--	--
04	28 09 20	Layout alteration	--	--
05	17 09 21	Client amendments	--	--
06	23 09 22	Client amendments	--	--
08	08 02 23	Client amendments	--	--
07	12 03 23	Site amendments	--	--
08	30 06 23	Site amendments	--	--



Ground Floor Plan



First Floor Plan



New Windows
All windows are to be argon filled double-glazed frames to be upvc finish. Windows to all habitable rooms are to have a minimum unobstructed opening of 1/20th of the floor area of the room. All windows are to incorporate 800mm² trickle vents to habitable rooms and 400mm² to other rooms satisfying the necessary requirements for background ventilation. All glazing situated in critical locations (in windows less than 1800mm from floor level, in doors or skylights, less than 1500mm from floor level) is to be safety glazing to BS6262.

Drainage
100mm diameter PVCU pipework with flexible joints in accordance with BS4640 to a minimum gradient of 1 in 40 where possible. Pipework bedding is to be with granular fill to a depth of 100mm with a minimum of 100mm below base of pipe. Backfill is to be a minimum of 150mm selected fill (free from stones larger than 40mm, lumps of clay over 100mm, timber, fibrous material, vegetable matter). Lead to the appropriate depth allowing a minimum cover of 300mm. Where drains pass through external walls provide concrete fixings to external building. Provide proprietary gully, manhole, fix a depth of 900mm with 100mm covers to garden. For manholes over 900mm deep to be precast concrete rings, chamber seats to comply fully with BS8051. Surface water to discharge to soak away - see drainage layout, inspect chambers to be fitted with a screw down lid. A double sealed cover to manhole within the dwelling. All gullys exposed to have anti-rat covers. Foundations to be taken down to street level of any drains within 1m and drains under the building to be encased in 150mm concrete.

Electrical Installation
Wiring to latest I.E. Regulations. Sockets and switches shall be fitted within a zone between 450mm and 1500mm from floor level. Mechanical extract ventilation should be provided to the kitchen area to be capable of extracting a rate of not less than 40 litres per second or incorporated within a cooker hood capable of extracting at a rate of 30 litres per second which may be operated intermittently. The bathroom require mechanical ventilation at a rate of 15 l/s. All in accordance with Part P1 of the latest revised building regulation. Self contained smoke alarms to be positioned where indicated on plans, permanently wired to a separately fused circuit wired to latest I.E. Regulations and interconnected. Smoke alarms, where fitted to ceilings, to be at least 300mm from any wall or light fitting. There shall be a minimum of one detector per floor, and a detector shall be situated in the circulation space within 7.5m of any door to a habitable room.

Energy efficient lighting is to be provided at a rate of 1 in 4 fittings or 1 per 25m² wherever in greater.

All electrical work is required to meet the requirements of Part P and be designed, inspected and tested by a person competent to do so. Prior to completion an appropriate BS 7671 certificate is to be issued.

Fire Protection
Provide 30min fire protection to all steelwork supporting first floor. Existing balustrade to be replaced spec to be confirmed. Existing system to be extended. All new restrooms to be fitted with thermostatic control valves.

Foundations
Full foundation to engineers spec.

External Walls - NEW
Downs ground to front and rear to be in 300mm cavity wall construction, 102.5mm facing to brickwork and 100mm Plaster Strata, 4.2kN/m² block inner leaf with 12.5mm plasterboard and not-slip panels. Use 70 blockwork below positions. See structural engineers specification for all steelwork. Insulation to wall taken down below floor insulation to avoid cold bridging.

Walls are to be stainless steel and spaced at 750mm centres horizontally, 450mm centres vertically and staggered with ties at 300mm vertical centres within 25mm of an unobstructed joint. Tie DPC to be provided to heads of all external wall openings, and wall/lower roof abutments Provide cavity tray to wall abutments. Code 4 lead flashing provided to abutments.
Provide lead flashings (and lead solakers where necessary) to 150mm upstands. Continuous DPC are to be provided to both leaves of the cavity wall, 150mm above ground level.

Insulated PVCU frames are to be provided to all external wall openings. Linets to external walls are to be Camc (resistated) or similar, steelwork calculations shall be provided where necessary.

Internal Walls
To be 100mm solid blockwork, with 12.5mm plasterboard (dot and dabbed to the blockwork) and 5mm skim. Non-load bearing bricks are to be 100 x 75 pre-stressed concrete or Camc CH10. Load-bearing or point load (i.e. floor joints, etc.) to be 150/225 x 100 concrete (imp or Camc CH9).

CLIENT		
MR C WALTERS		
PROJECT TITLE		
PROPOSED EXTENSION AND ALTERATION TO 56 EASTOFT ROAD CROWLE DN17 4LR		
DRAWING TITLE		
PROPOSED FLOOR PLANS ELEVATIONS SITE PLAN AND SITE LOCATION PLAN		
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SCALE		
1:50		
PROJECT NO	DRAWING NO	REV
023	02	08