

APPLICATION NO	PA/2023/757
APPLICANT	Mrs Kulwinder Kaur
DEVELOPMENT	Planning permission to erect a two-storey rear extension with pitched roof at the rear of the property and a single-storey side extension with pitched roof and garage extension
LOCATION	6 Vicarage Gardens, Scunthorpe, DN15 7AZ
PARISH	Scunthorpe
WARD	Town
CASE OFFICER	Deborah Oikeh
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Lorraine Yeadon – significant public interest)

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

DS14: Foul Sewage and Surface Water Drainage

DS16: Flood Risk

North Lincolnshire Core Strategy:

CS1: Spatial Strategy for North Lincolnshire

CS5: Delivering Quality Design in North Lincolnshire

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

DM1: General Requirements

CONSULTATIONS

Highways: No objections or comments.

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

PUBLICITY

Advertised by site notice. Fifteen responses have been received in relation to the following:

- overshadowing, overbearing impact, overlooking impacts and reduction in daylight
- the proposal is not sympathetic in design
- negative impact of the proposal on the distinctive character of the area
- obstruction to aesthetic views to the rear by the proposed extension
- traffic and parking issues on the site
- changes to plans
- potential noise impact
- proposal would set a bad precedence.

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/2022/1909: Planning permission to erect a single-storey side/rear flat-roof extension with roof lanterns and a single-storey extension to existing garage with pitched roof – approved 03/01/2023.

Proposal and site characteristics

The proposal relates to a two-storey rear extension and a single-storey side extension with lean-to wall and a pitched roof. The existing dwelling comprises a two-storey property with an outbuilding to the rear of the existing dwelling.

Site constraints

- The site is within flood zone 1 as set in the North Lincolnshire SFRA 2011.
- The site is 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 highway safety**
- **impact upon flood risk and drainage.**

Principle of development

Policy CS1 of the Core Strategy relates to the spatial vision and spatial strategy for North Lincolnshire and states, ‘...Scunthorpe will be the focus for the majority of new development and growth, including housing, employment, retail, sustainable transport links, and higher order services and facilities to serve North Lincolnshire.

Policy CS5 relates to the 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 its 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;’

The proposed development is for extensions to a residential dwelling within the development boundary and as such the principle of development is acceptable subject to an assessment of the potential impacts on the character and appearance of the area and residential amenity.

Character and appearance

Policy CS5 of the North Lincolnshire Core Strategy and policy DS1 of the local plan are both concerned with the quality of design of a proposal and 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 that ‘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.’

North Lincolnshire Supplementary Planning Guidance: SPG1, section 1.9, encourages that extensions to houses should be in keeping with the original design of the original house in order not to appear as an ‘after thought’. Care must be taken particularly when extending older properties to ensure that their character is not spoilt through the addition of inappropriately designed extensions. Extensions should not dominate the original building in scale, material or situation. Indeed, the most successful extensions in visual terms are ones where the extension appears as if it has always been part of the house.

The main dwelling is constructed of brown/red brickworks, pitched tiled roof and white upvc windows and doors. The materials proposed for the extension are very similar to the original dwelling. These include: brickworks to match in texture and colour, pitched tiled roof and white upvc windows and doors.

The proposed rear elevation drawing shows that the existing pitched roofscape will be retained following completion of the extensions. Most of the dwellings along the lane have a uniform building line; however, one or two dwellings on the lane have extensions beyond the rear building line, although these are conservatories. The proposed two-storey component would extend beyond the rear wall of the original dwellinghouse by about 3.95m with a reasonable separation distance from the wall of 8 Vicarage Gardens. The proposed single-storey rear extension would have an eaves height of 2.55m with a lean-to roofscape. This would ensure the dwelling remains in keeping with the character of the dwelling. Whilst a significant part of the extension would not be visible from the public road, views from properties to its rear would still be possible. Nevertheless, given the reduction in depth of the two-storey extension, the choice of materials and roofscape, the impact upon the character of the area and the dwelling is mitigated.

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 detached dwellings, namely numbers 4 and 8. Number 4 benefits from a greater separation distance from the proposal to the rear and so

impact upon the amenity rights is limited. Bordering dwellings 6 and 8 is a 1.5–2m timber panel fence.

The original scheme submitted, especially the two-storey component, was considered large in scale. However, the scheme was amended to reduce the depth of the two-storey component. There is also a reasonable separation distance between the two-storey component and the closest window on the ground floor of 8 Vicarage Gardens; hence, the 30 and 45 degree rules would be passed. The use of a pitched sloped roof for the two-storey, and lean-to roof for the single-storey, would permit light reception to the rear. Whilst the reduction in depth and the choice of roofscape may not completely mitigate the residential impact upon 8 Vicarage Gardens, it does reduce it to an acceptable level.

The two-storey extension would be 3.95m deep and 7m wide. This will provide two additional bedrooms to make a total of five bedrooms for the dwelling. The floor plan does not suggest that the two additional bedrooms will be used as separate living accommodation. Therefore, in terms of noise, it is considered that the impact upon neighbouring dwellings will no greater than at present.

In addition, openings to the extensions would be rear-facing with a ground-floor door to the east elevation. The positioning of openings is considered appropriate and would not provide opportunity for overlooking. Nonetheless, a condition to restrict permitted development to install windows to the side elevations will be imposed upon any permission the council is minded to grant.

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 Vicarage Gardens in Scunthorpe. There is provision for at least two parking spaces on the site. The council's car parking guide provides guidance on parking space requirements for residential dwellings. For dwellings with four or more bed spaces in an urban/sub-urban area, a minimum of one to two spaces is required. The highways team have raised no objections to the scheme following consultation and the proposal is therefore considered to comply with policies T2 and T19.

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 site is set within SFRA flood zone 1 and so a suitable location in flood risk terms. The Lead Local Flood Authority has raised no objection following consultation. The proposal therefore complies with the above-mentioned policies.

Conclusion

Permission is sought to erect a two-storey extension and a single extension to the existing dwelling. The original scheme (two-storey extension) was considered to pose impacts on residential amenity. The scheme was, however, amended to reduce the depth of the two-storey extension and to incorporate a lean-to roof in the single-storey extension in order to

alleviate these issues. Therefore, on balance, the proposed scheme is considered to be acceptable in all respects.

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:

- Location plan: YRGPN13691578516396

- Block plan: YRGPN13691578516396

- Existing and proposed floor and elevation plan: PA/2023/757 Rev C dated 04/08/2023.

Reason

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

3.

The external materials to be used in the construction of the extension hereby approved shall be as provided on the application form.

Reason

In the interest of the visual amenity of the area in accordance with policy DS5 of the North Lincolnshire Local Plan.

4.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no new window openings shall be created in the east and west elevations of the extensions other than those shown on the submitted plan.

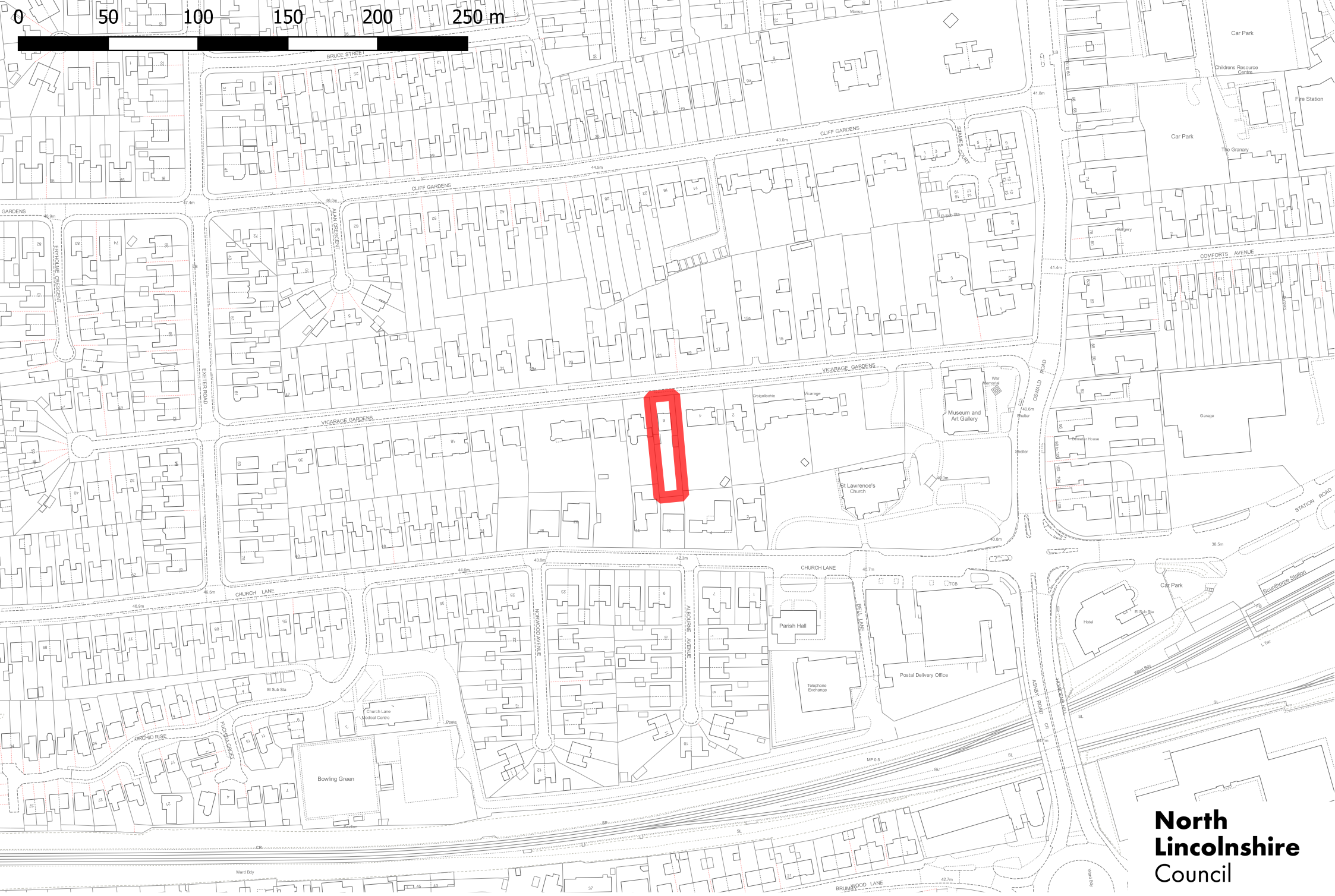
Reason

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.

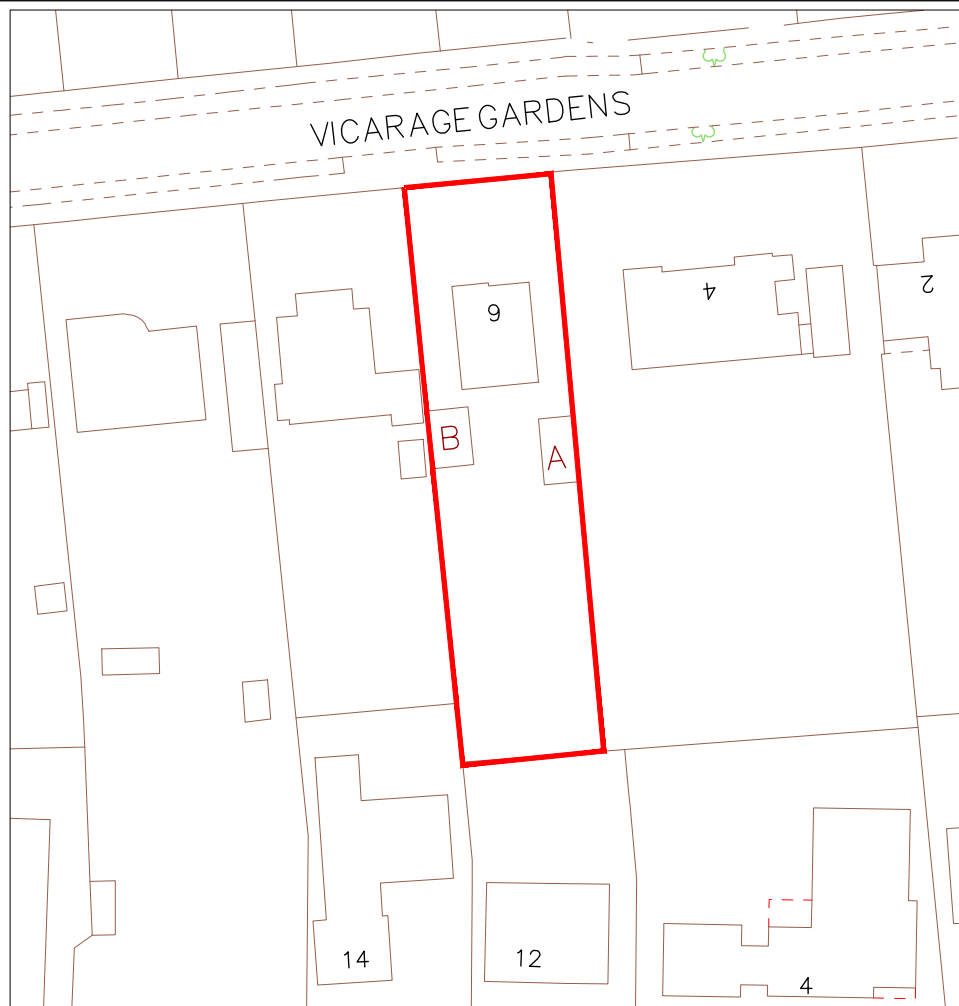
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Lincolnshire
Council**

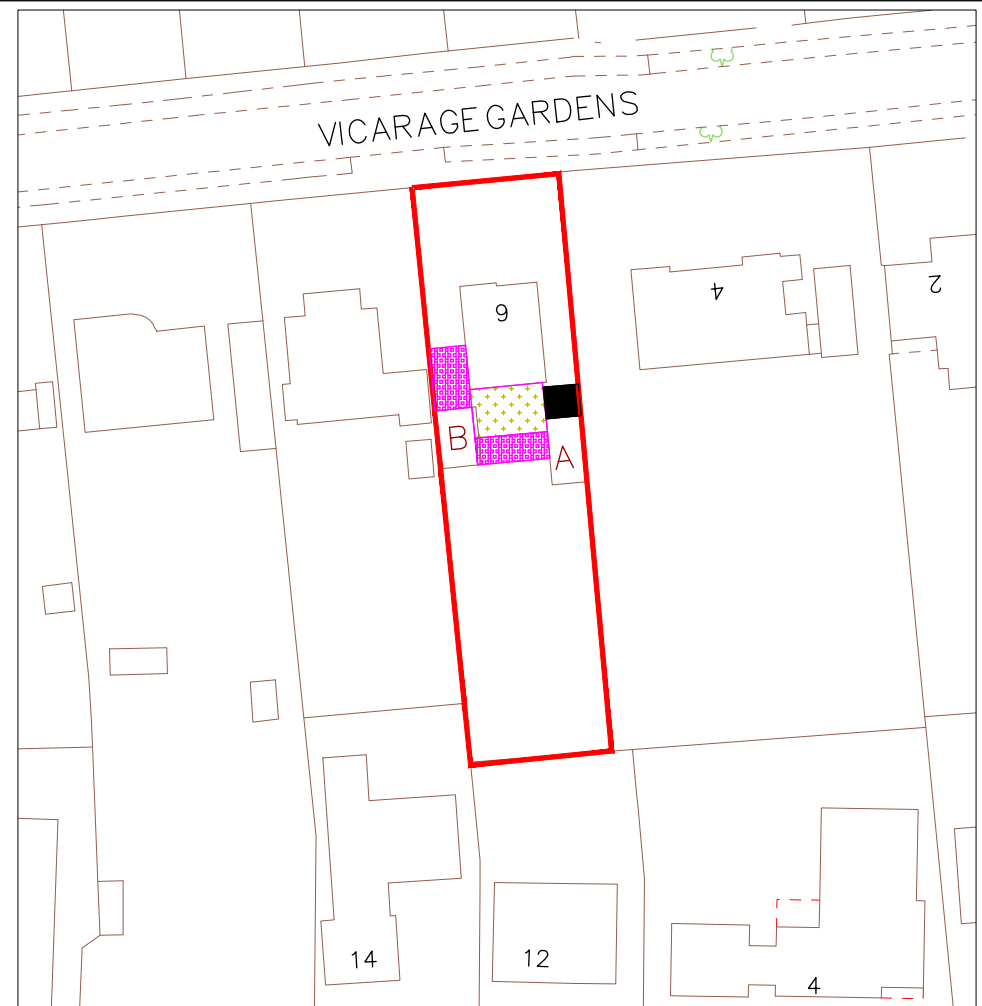
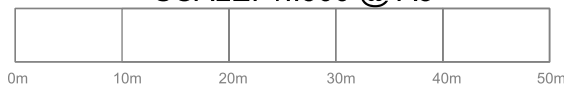
PA/2023/757

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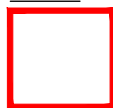
EXISTING BLOCK PLAN

SCALE: 1::500 @ A3

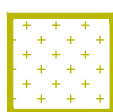


PROPOSED BLOCK PLAN
REV: B

KEY

 APPLICATION BOUNDARY FOR DWELLING: 734m² (0.07 HECTARES)

 SINGLE STOREY SIDE/REAR EXTENSION WITH LEAN TO STYLE PITCHED (TILED) ROOF

 TWO STOREY REAR EXTENSION WITH PITCHED (TILED) ROOF

A EXISTING CONCRETE SECTIONAL GARAGE WITH CORRUGATED SHEET PITCHED ROOF

B EXISTING BRICK BUILT WORKSHOP WITH PITCHED TILED ROOF. REPLACE WITH LEAN TO STYLE PITCHED (TILED) ROOF

 FRONT EXTENSION TO EXISTING CONCRETE SECTIONAL GARAGE WITH CORRUGATED SHEET PITCHED ROOF

ReQuestAPlan

Map number: YRGPN13691578516396

Title: 6 VICARAGE GARDENS, SCUNTHORPE, NORTH Lincs, DN15 7AZ

Map Produced for: MRS KULWINDER KAUR

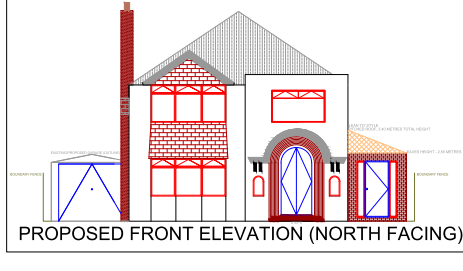
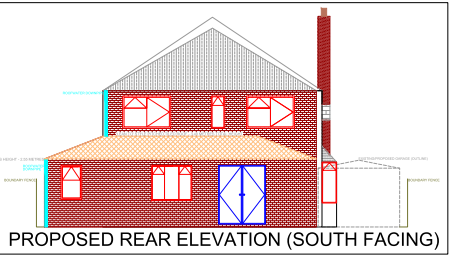
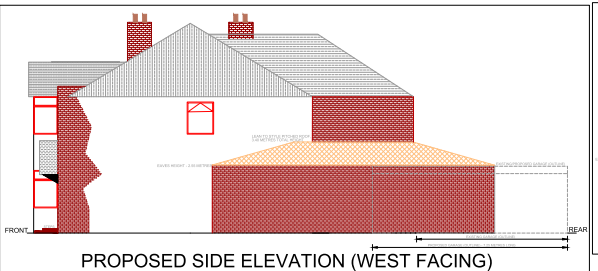
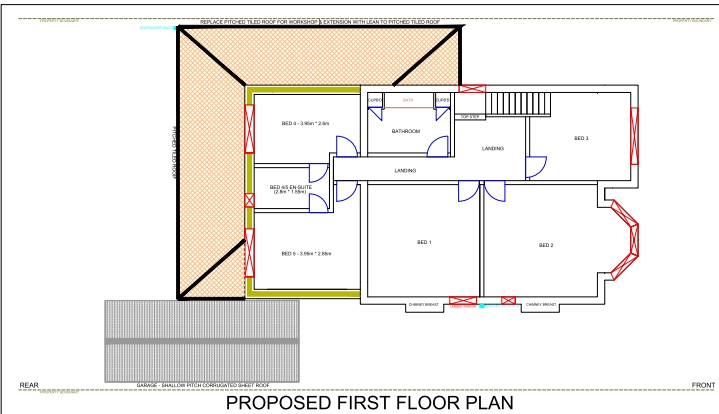
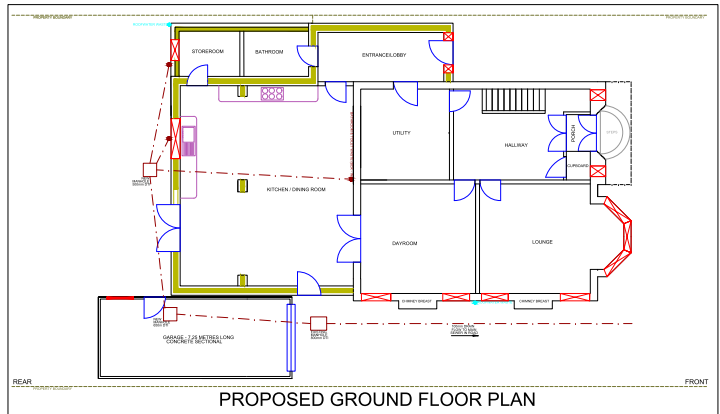
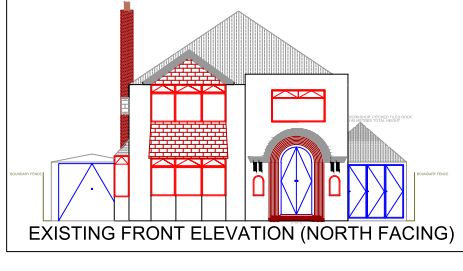
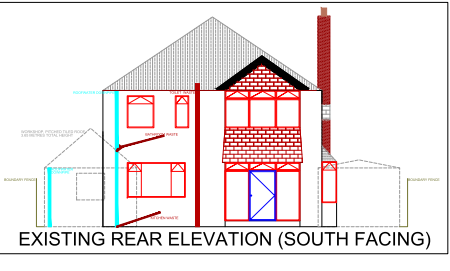
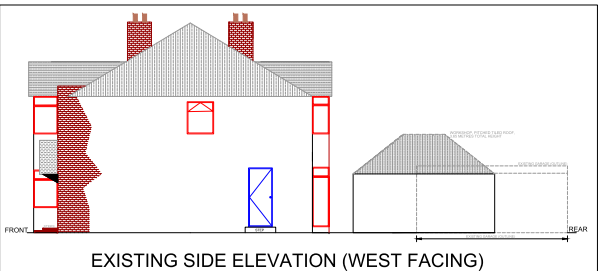
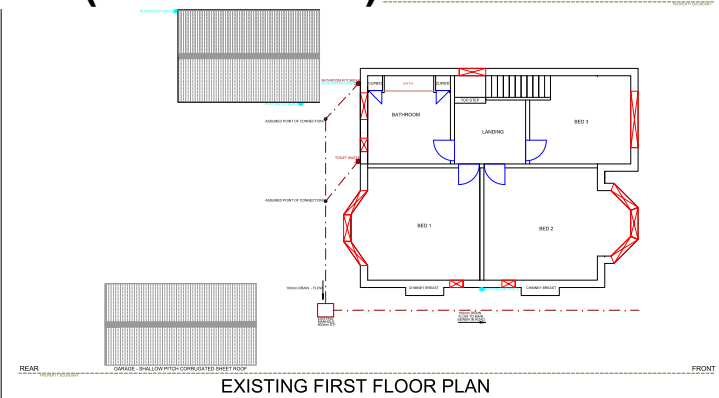
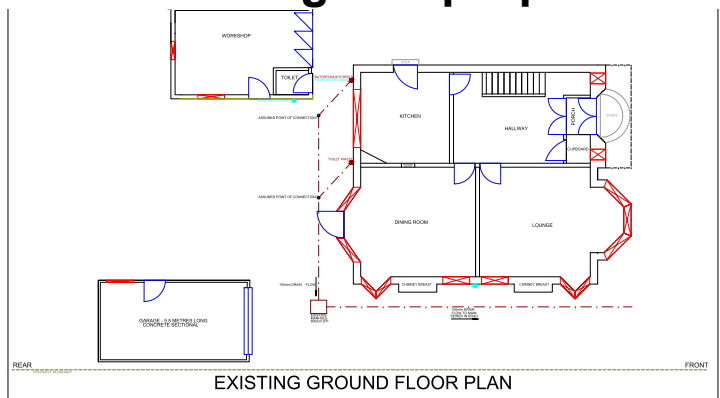
OS Licence number: 0104590161

Date of Purchase: 02-10-2022

1 Years subscription from 02-10-2022 for 1 workstation.



PA/2023/757 Existing and proposed elevations (not to scale)



PA/2023/757
 REV: C, DATED: 04/08/2023
 1) 2 STOREY EXTENSION REDUCED DEPTH BY 2.50 METRES
 2) SINGLE STOREY REAR EXTENSION REPLACES 2 STOREY
 3) PITCHED TILED ROOF CHANGES ON WESTERN BOUNDARY
 ADJACENT No8 VICARAGE GARDENS. EAVES HEIGHT 2.55m

THIS DRAWING IS PROVIDED FOR THE PURPOSE OF OBTAINING PLANNING PERMISSION AND OR BUILDING REGULATION APPROVAL. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. THIS DRAWING MUST BE READ AND CHECKED AGAINST ANY STRUCTURAL OR ANY SPECIALIST DRAWINGS PROVIDED. THE CONTRACTOR IS TO COMPLY WITH THE CURRENT BUILDING REGULATIONS WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

6 VICARAGE GARDENS, SCUNTHORPE, NORTH LINCOLNSHIRE, DN15 7AZ
 EXISTING & PROPOSED PLANS & SIDE & REAR ELEVATIONS
 DATED: 04/08/2023
 SCALE: 1/100 @ A1
 DRAWN BY: CS WRIGHT