

APPLICATION NO	PA/2023/1132
APPLICANT	Mr & Mrs Starkie
DEVELOPMENT	Planning permission to erect a dwelling, including demolition of an existing dwelling
LOCATION	60 Gainsborough Lane, Scawby, DN20 9BY
PARISH	Scawby
WARD	Broughton and Scawby
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Scawby Parish Council Objection

POLICIES

National Planning Policy Framework:

Section 2: Achieving Sustainable Development

Section 4: Decision Making

Section 11: Making Efficient Use of Land

Section 12: Achieving well-designed places

North Lincolnshire Local Plan:

H5: New Housing Development (part saved)

H8: Housing Design and Housing Mix

DS1: General Requirements

DS3: Planning Out Crime

DS7: Contaminated Land

DS11: Polluting Activities

DS14: Foul Sewage and Surface Water Drainage

T2: Access to Development

T19: Car parking Provision and Standards

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

CS7: Overall Housing Provision

CS8: Spatial Distribution of Housing Sites

CS17: Biodiversity

CS19: Flood Risk

Housing and Employment Land Allocations DPD: The site is unallocated and located within the development limits of Scawby as shown on the Proposals Map.

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 objections subject to conditions.

LLFA Drainage: No objections, but recommend an informative in relation to increasing storage within the pipe network.

PARISH COUNCIL

Objects for the following reasons:

- The height of the roof would be significantly raised and not in keeping with the street scene. Insufficient information to assess the proposals.

- The proposed roof height would cause a detrimental loss of light to neighbouring properties.
- The proposed roof height would cause loss of privacy to neighbouring properties.

PUBLICITY

The proposal has been advertised by site notice. One objection has been received raising the following concerns:

- The proposed plans show an extensive new build with no dimensions for the raised roof height, which in turn will block light entering our property and grounds along with other surrounding properties.
- The significant height of the proposed build, along with the planned balcony, leaves us with uncertainty as to how this will effect the privacy of our property and grounds.

ASSESSMENT

Planning history

No relevant planning history.

Constraints

SFRA flood zone 1

The site is not within a conservation area, and there are no tree preservation orders or listed buildings on the site or within close proximity.

Proposal and site characteristics

The application site comprises a detached bungalow accessed off Gainsborough Lane. The surrounding area is largely residential with the property to the north being a one-and-a-half-storey detached dormer bungalow; there is a detached two-storey property to the south. The properties within the immediate vicinity are mixed in style, size and scale. The existing property has a large footprint extending further into the rear garden than the neighbouring properties.

This application seeks permission for the demolition of the existing bungalow and the erection of a detached two-storey three-bedroomed property.

The following considerations are relevant to this proposal:

- **principle of development**
- **residential amenity**
- **design and appearance**
- **highway safety**
- **flood risk.**

Principle of development

This proposal relates to an existing residential plot within a residential area, within the development limits of Scawby. The principle of development is therefore considered acceptable.

Residential amenity

Part saved policy H5 and policy DS1 refer to residential amenity. They both discuss the need to ensure development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings. Policy H5 states that adjacent land uses will not result in annoyance or detract from the residential amenity which residents of the proposed dwelling should expect to enjoy. Policy DS1 states there should be no unacceptable loss of overlooking or overshadowing.

Saved policy DS5 of the North Lincolnshire Local Plan, whilst concerned with residential extensions, is relevant to this development. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing 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.

This application seeks full planning permission for a detached property on the site and the demolition of the existing property. Concerns have been raised regarding the height of the proposed property in that it will cause a detrimental loss of light and loss of privacy to neighbouring properties. Concern has also been raised regarding the planned balcony to the rear and potential privacy impacts.

The proposed footprint of the dwelling is not significantly larger than that of the existing property and only extends approximately 2m further into the rear garden than that of the existing conservatory and approximately 4m further than the rear of the main dwelling.

The case officer has sought further information from the applicant to address the concerns regarding loss of light. Sunlight path analysis has been provided which demonstrates that the development would not lead to a significant loss of light. The proposed development is located to the north-east of 58 Gainsborough Lane and as such will not interrupt the path of the sun in this location. Number 58 also includes a detached garage with pitched roof within its garden on the north-eastern boundary and this will already cast shade within the rear garden. The existing detached bungalow extends beyond the neighbouring garage.

In reference to the property to the north-east, the two-storey element of the proposed property is set well away from the boundary and will not lead to a loss of light in this location. Sun path analysis has been provided to confirm this position.

It is considered that the property has been designed to take account of amenity impacts, with the two-storey element being set off the northern boundary and only a single-storey element being present within this location. The applicant has been careful to locate only three small rooflights in the side elevation of the roof space; these serve the landing and stairwell, as well as an en-suite bathroom. It has been agreed that these will be obscure glazed and non-opening to ensure no privacy impacts are realised. This will form a condition to development.

The proposed balcony to the rear is set within the main roof of the property and includes solid walls on both side elevations. This design prevents overlooking from the site to neighbouring properties and vice versa.

The street scene/elevation which has been provided, following comments received in relation to height, demonstrates that the property will have a similar pitch height to that of the adjacent two-storey detached property. The property does include a lower eaves height and therefore the main pitch height is set away from the boundary with the neighbouring property (number 58). Whilst having a higher ridge height than the adjacent dormer bungalow at number 62, the element of the building which is closest is only single-storey and the two-storey element is set much further away from the boundary so as not to cause any amenity impacts.

Overall it is considered that the applicant has carefully considered the adjacent properties within the design and the proposed development would not lead to any concerns of overshadowing, loss of light, privacy or overlooking impacts. It is therefore considered that the development is in accordance with policies DS1, DS5 and H5.

Design and appearance

Policies H5 (part saved), CS5 and DS1 seek to deliver quality design in North Lincolnshire. Policy DS1 requires the design and layout to respect and where possible retain and/or enhance the existing landform of the site.

Policy CS5 of the North Lincolnshire Core Strategy is concerned with delivering quality design in North Lincolnshire. It 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. The council will encourage contemporary design, provided it is appropriate for its location and is informed by its surrounding context. 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.' This is reinforced by local plan policy, DS1 and Core Strategy policy CS5 as noted above.

Policy CS5 requires new development to consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.

There are a mix of property styles and materials in this location, and whilst most properties include red brick/multi brick for their walls there is evidence of wooden panelling and rendering within the street scene. The applicant has chosen the following materials for the proposal:

- Roof tiles: dark grey interlocking slate roof tiles
- Gutters and fascias: black rainwater goods on dark grey fascias/soffits
- Render: off-white, self-coloured render
- Stonework: coursed Lincolnshire limestone
- Timber: naturally stained vertical timber cladding

- Front door: composite door painted black
- Garage door: dark grey GRP
- Windows/doors: dark grey uPVC/aluminium.

The proposal also includes large windows to the frontage at first floor and ground floor as well as large windows to the rear at both ground and first floor. Whilst these are modern additions they are considered to be of high quality and will help raise the design quality in this location.

Overall, the design of the property is considered to be of high quality and in keeping with the existing property and properties within the wider street scene.

It is therefore considered that the proposal is in accordance with policies DS1, DS5 and H5.

Flood risk and drainage

Policy DS16 of the local plan 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 site is located within SFRA flood zone 1 which is at low risk of flooding.

The LLFA Drainage team have considered the proposals and do not have any comments or objection to the proposed development.

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.

Given the scale of the proposed development it is not considered that the scheme would result in a significant or unacceptable increase in vehicular movements in the locality. Adequate off-street parking will be provided within the site. With these factors in mind, and in the absence of an objection from the council's Highways team, it is considered that the proposal, with the recommended conditions, would be acceptable in highway terms.

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

Conclusion

For the reasons set out in this report, it is considered that the location of the development within the current development limits is justified in this case and the proposal would not result in unacceptable harm in any other way. The proposal is acceptable in terms of its impacts upon the character of the area and is designed to a high standard. There would not be any significant impacts on highway safety or the amenity of neighbouring properties. The scheme is considered to sufficiently accord with the development plan and the NPPF.

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: Existing and Proposed Plans – 1654.01.

Reason

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

3.

The materials and finishes of the proposed development shall be as set out within the hereby approved plan Existing and Proposed Plans - 1654.01, unless otherwise agreed by the local planning authority.

Reason

To ensure that the building is developed to a high design quality and 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 side elevations 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.

5.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

Informatives

1.

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.

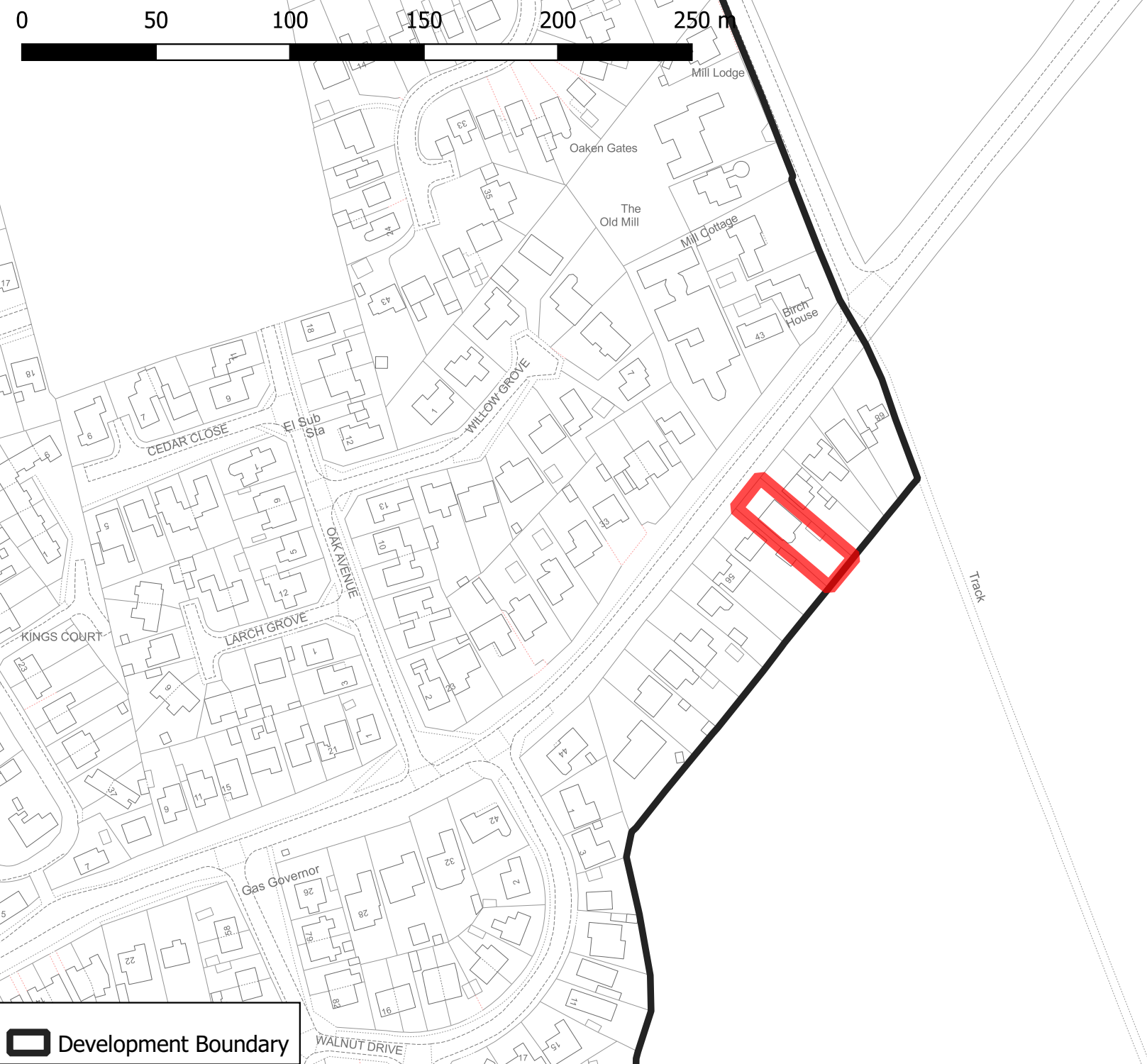
2.

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

3.

The LLFA Drainage Team suggest the applicant/developer considers upsizing the pipe network increasing storage around the development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance, it would be good practice on your behalf to ensure an increased level of resilience for the development and its future occupiers and we would ask that you fully explore all Source Control SuDS techniques that can store and allow water reuse.



 Development Boundary

PA/2023/1132

**North
Lincolnshire
Council**

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications will be those drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - If in doubt - ask.

All materials shall be fixed, applied or mixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonearchitecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

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PARTY WALL NOTICES

Building against (A) or against (B) the boundary line:
If you plan to build a party wall against or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

Excavating near neighbouring buildings:
If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line drawn at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

Material Schedule:

- Roof Tiles: Dark grey interlocking slate roof tiles
- Gutters / Fascias: black rainwater goods on dark grey fascias / soffits
- Render: Off white, self coloured render
- Stonework: Coursed Lincolnshire Limestone
- Timber: Naturally stained vertical timber cladding
- Front Door: Composite door painted black
- Garage Door: Dark grey GRP
- Windows / Doors: Dark grey uPVC / aluminium



1:1250
0 25m 50m 75m 100m 125m
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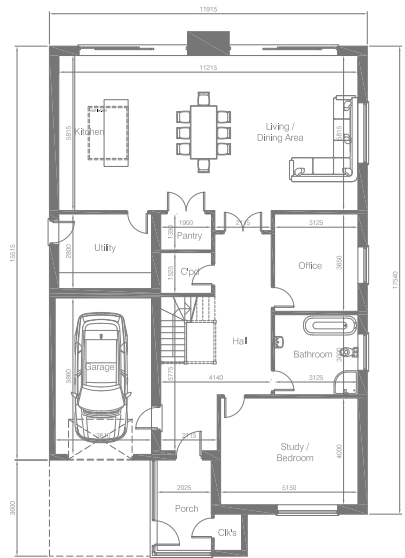
Location Plan
scale 1:1250



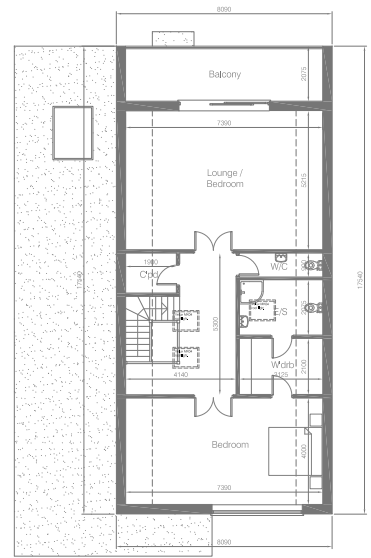
Existing Block Plan
scale 1:500



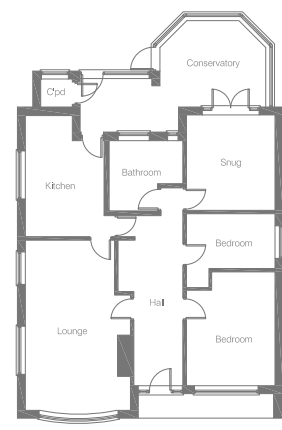
Proposed Block Plan
scale 1:500



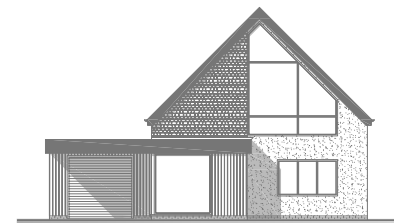
Proposed Ground Floor



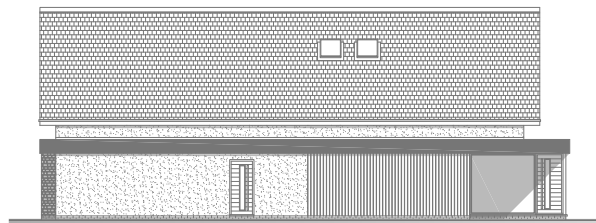
Proposed First Floor



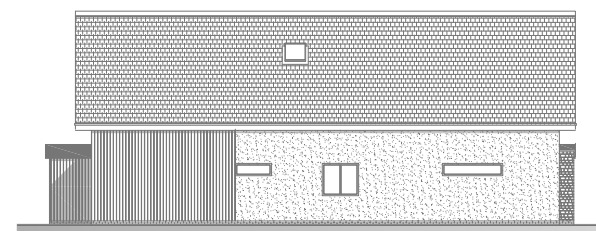
Existing Ground Floor



Proposed Northwest Elevation



Proposed Northeast Elevation



Proposed Southwest Elevation



Proposed Southeast Elevation



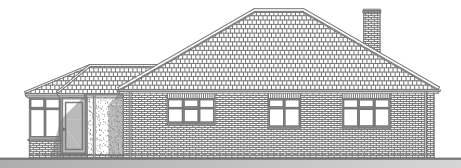
Proposed Site Layout
scale 1:200



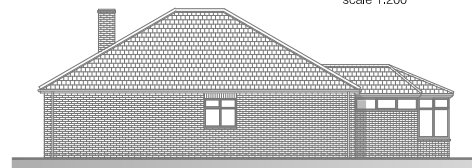
Existing Northwest Elevation



Existing Southeast Elevation



Existing Northeast Elevation



Existing Southwest Elevation

PA/2023/1132 Proposed layout and elevations (not to scale)

NOT FOR CONSTRUCTION

rev	amendment	date
01	Ex. & Pl. Plans	18/04/2023
02	Stage	06/06/2023
03	Scale	06/06/2023

PA/2023/1132 Existing and proposed street elevation (not to scale)

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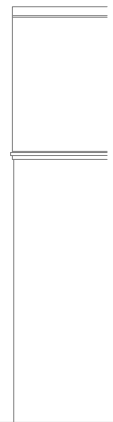
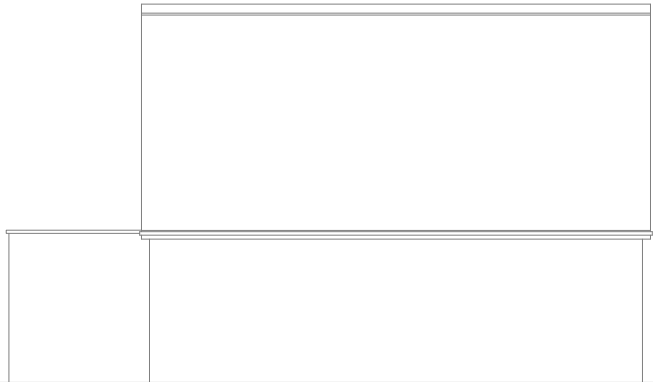
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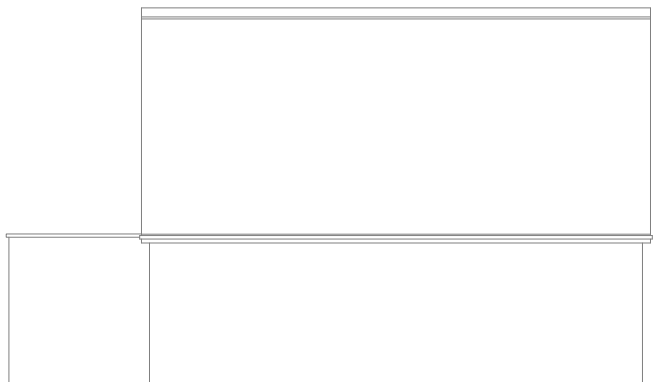
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Existing Northwest Street Elevation



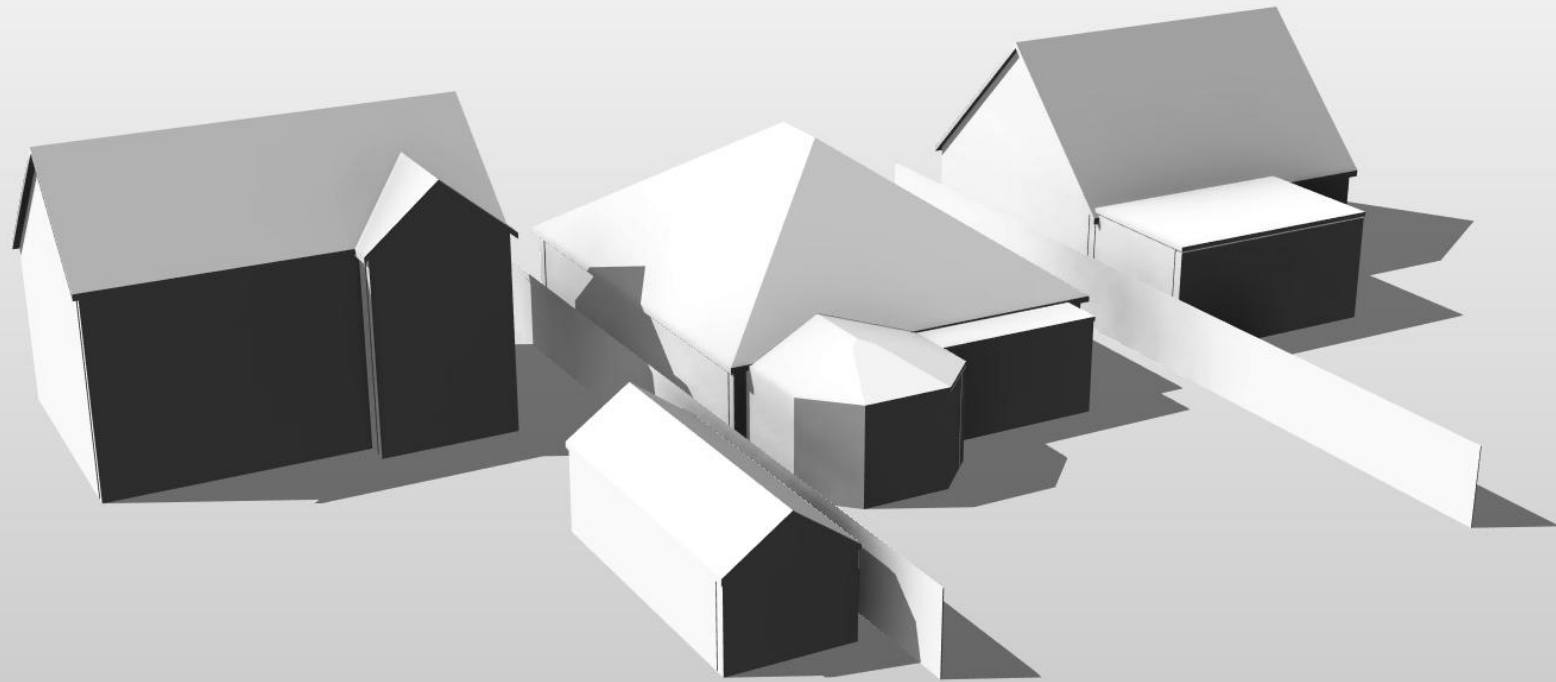
Proposed Northwest Street Elevation

NOT FOR CONSTRUCTION

rev.	amendment	date
1	Pr. Street Elevation	18/08/23
2	Pr. Street Elevation	18/08/23

PA/2023/1132 Existing sun path analysis (June 1500)

21 June @ 1500



PA/2023/1132 Proposed sun path analysis (June 1500)

21 June @ 1500

