

APPLICATION NO	PA/2023/1364
APPLICANT	Mr and Mrs Anthony Ash
DEVELOPMENT	Planning permission for extension and internal alterations plus new garage and drive
LOCATION	122 High Street, Epworth, DN9 1JS
PARISH	EPWORTH
WARD	Axholme Central
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council

POLICIES

National Planning Policy Framework:

12 Achieving well-designed places

North Lincolnshire Local Plan:

DS1 General requirements

DS5 Residential extensions

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

CS19 Flood risk

Housing and Employment Land Allocations DPD (2016): The site lies within the development limits of Epworth and is unallocated as shown on Proposals Map Insert 18 Epworth.

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 early 2024.

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: Highways advise conditions and an informative.

LLFA Drainage: The LLFA Drainage Team has no objection to the proposed development subject to conditions to address surface water run-off from hard paved areas and the highway.

Environmental Protection: Advise a condition to address any odorous, discoloured or otherwise visually contaminated material found during development.

TOWN COUNCIL

Consulted initially and upon receipt of amendments to the proposed layout/design, the town council objects to the proposals for the following reasons:

- overdevelopment of the site
- it would have a negative impact on Tottermire Lane and High Street
- it does not fit the street scene in the area
- little green garden space left
- concerns over the new access.

PUBLICITY

Site notice displayed initially and following receipt of amended plans. No comments have been received.

ASSESSMENT

Planning history

2/1993/0872: Erection of a bathroom extension – approved 08/12/1993

2/1995/0503: Erection of a detached garage – approved 16/08/1995

PA/2013/0685: Planning permission to erect a two-storey extension – approved 06/08/2013.

Land adjacent

PA/2021/2119: Planning permission to erect a detached dwelling with new access from Tottermire Lane and demolition of existing garage with new access from High Street to existing dwelling – approved 14/02/2022

The site lies within SFRA flood zone 1. There are no listed buildings or tree preservation orders within the site or in close proximity to it. It is not within a conservation area.

Site characteristics/proposal

The site comprises an existing two-storey detached property which has previously been extended. The property is currently accessed on foot from the front (south-west) off High Street, and on foot and by vehicle access from the rear (north-east) off Tottermire Lane. The site includes an existing parking space to the east of the existing dwelling, accessed off Tottermire Lane.

Residential properties surround the site to the north-east, north-west, south, east and west. Immediately north of the site is a fire station. The properties to the east and west comprise a mix of detached bungalows and houses, as well as semi-detached properties. To the immediate south-east is an existing detached residential property which sits on the boundary with the application site. Planning permission has also recently been granted for a detached dwelling to the east which is set off the boundary with the site.

The existing property fronts Tottermire Lane with a parking space to the east and garden to the rear.

The application seeks permission for a double-storey extension to the east and south of the property. The proposal also seeks to create a new vehicle access into the site off High Street as well as a detached garage.

The site is within a residential area where similar extensions have taken place.

The following considerations are relevant to this proposal:

- **principle of development**
- **residential amenity**

- **appearance/quality of design**
- **drainage.**

Principle of development

The site is unallocated and located within the development limits of Epworth. The application relates to an existing residential property and as such the principle of a residential extension is acceptable.

The main issues in determining this planning application are consideration of character and appearance impacts, residential amenity, highway safety and drainage matters.

Residential amenity

Saved 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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The applicant seeks to extend the property further east, replacing the existing area of land which is currently used as a car parking space, as well as a minor extension to the front of the property (south elevation). The proposed extension is two-storey and stepped off the boundary with the adjacent property. No first-floor windows are proposed in this elevation, only a ground-floor window which is set at a slight angle to the neighbouring property and screened by existing boundary treatments. This is a reduced design to the original submission which extended the property to the boundary line. This proposal leaves approximately a 1.5m set off distance. The property to the east (recently granted permission under PA/2021/2119) does not include any windows in this elevation. The increased set off distance requested by the case officer and no windows in either elevation result in no amenity concerns at this part of the site. The adjacent property is also set off the boundary with the neighbour, a specific design request at the time of that application to take account of residential amenity in terms of loss of outlook and overbearing impacts.

The existing adjacent property to the south (Autum Cottage) includes a round window at first floor in its northern elevation, which is obscure glazed. The single-storey element of the adjacent property has no windows in its northern elevation other than a rooflight. Existing planting, including overgrown trees and hedgerows, screens the boundary with the neighbouring property. There are currently no issues with overlooking/privacy between the two properties. The proposals extend further south by approximately 1.9m within the site, maintaining an approximate 2.1m separation distance between the closest point of the extension and the adjacent property (previously approximately 3.3m). Whilst this will bring the building line of the application site closer to the adjacent property, it is not considered to result in any amenity issues.

Replacement and new windows and openings are proposed in its southern elevation but these are not expected to result in amenity impacts. A large, full height window is proposed at first floor in the southern elevation; however, this is recessed and again not considered to result in overlooking impacts or loss of light.

The northern elevation fronts onto Tottermire Lane. There are not considered to be any amenity impacts on this elevation.

There are no windows proposed in the western or eastern elevations at first floor. A window is proposed on the ground floor serving the new lounge. There are no windows on the adjacent property in this location.

The site is within an existing residential area. The plots in this location are mixed in size and the application site has a good-sized garden in relation to the size of the property. The development will infill a small section of land which is currently used for parking, as well as slightly extend the property south into the rear garden. A new access will be created into the site off High Street and provide off-street parking for one car in a detached garage and combined log store, as well as sufficient space for two or three cars on the new drive/parking area. The rear garden will include patio and lawn and, whilst reduced in size, this is still considered a suitable amount of space for amenity purposes.

The proposed extension is to the north of the adjacent property and is therefore not considered to result in any loss of light or overshadowing.

The town council considers the proposals would lead to overdevelopment of the site and little remaining garden space. Whilst the proposal does increase the footprint of the built form on site, the proposals include a good-sized garden and an increase in the amount of available off-road parking.

The proposals are not expected to result in any amenity impacts.

Appearance/quality of design

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.

Epworth Town Council has commented and considers that the development would have a negative impact on Tottermire Lane and High Street, and that the development does not fit the street scene.

The proposals are considered to be designed to a high standard and the materials are confirmed within the plans package, including roof tiles to match the existing, a render and timber finish to external walls, and white UPVC windows and UPVC/aluminium doors. Whilst a modern design has been achieved, the development does continue the traditional character of the original building, continuing the style along Tottermire Lane and using materials sympathetic to the existing building. It is recommended that materials be secured by condition.

The development will continue the building line along Tottermire Lane and the proposed extension is stepped back similar to the existing design of the property. The design also seeks to include dormers into the roofline; these have been design sympathetically to the existing building using the same external materials. Larger windows have also been introduced into this elevation; however, again, these are not considered to have an adverse impact. Tottermire Lane includes a mix of property styles with some properties having large windows which front the highway.

The proposals will alter the street scene on High Street. The site boundary on this elevation currently comprises a small brick wall as well as overgrown shrubs and trees. There are examples of buildings which front the High Street as well as those which are set back. The proposals seek to retain the existing brick wall, removing a section to create a new vehicle access. The proposed garage will form the boundary with the public footpath.

The proposed works are considered to be sympathetic to the host property as well as the wider street scene and will not result in any amenity impacts. It is considered the proposals would align with policies DS5 and CS5.

Drainage

The LLFA Drainage team have considered the proposals and recommend two conditions to address surface water drainage and run-off at the site to prevent the risk of flooding. The agent has identified an existing surface water drain which runs through the site. This same drain has been realised on an adjacent site. The planning officer has raised this with the agent who has stated that Severn Trent have confirmed the applicant can build within easement strips for an extension to an existing dwelling.

Highways

The highways team has considered the proposals and recommends a series of conditions to address highway safety at the site. The team has no objections to the creation of the new access nor any concerns over visibility in relation to the siting of the proposed garage adjacent to the main highway. With the inclusion of the recommended conditions, there are considered to be no concerns in terms of highway safety.

Environmental Protection

The Environmental Protection team has reviewed historical maps and identified the presence of a potentially contaminative land use in close proximity to the site. Considering the development's proposed sensitive end use, the team recommends a condition, should permission be granted, that if during development any potentially contaminated material is found, no further development shall take place until the method by which the contamination shall be dealt with has been agreed by the local planning authority, the approved method to then be implemented prior to development recommencing on site.

Conclusion

The proposal is acceptable in principle, is well designed and would not harm residential amenity, nor would it result in any highway, drainage or environmental impacts. It is recommended that planning permission is granted subject to the inclusion of appropriate conditions as recommended within this report.

Pre-commencement conditions

The pre-commencement conditions included in the recommendation have been agreed with the applicant/agent.

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:

- CWX1013 - 101D - PROPOSED AMENDED

- CWX1013 - 01B - EXISTING.

Reason

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

3.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

4.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 159 to 169 of the National Planning Policy Framework.

5.

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.

6.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

7.

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), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2m metres from the highway boundary across the site frontage.

Reason

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

8.

The proposed new vehicle parking and turning facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

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

9.

The external materials to be used in the construction of the development hereby approved shall be as provided in the materials section of the application form and drawing ref. CWX1013 - 101D - PROPOSED AMENDED.

Reason

In the interest of the visual amenity of the area.

Informatives

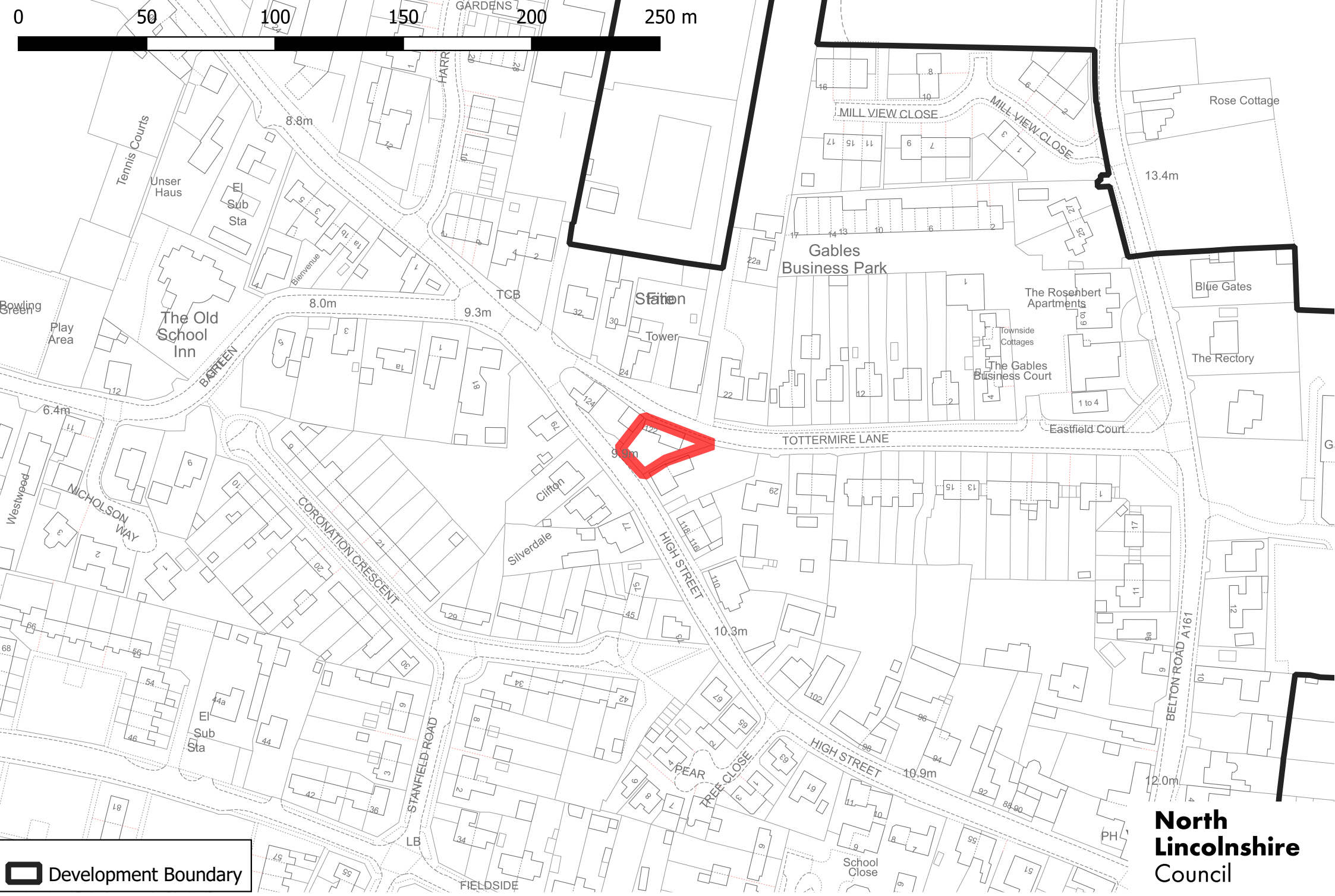
1.

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.

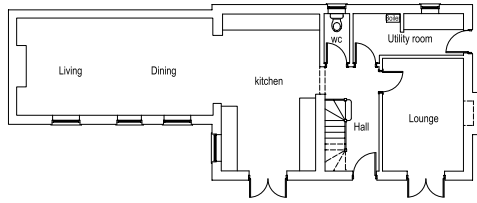


 Development Boundary

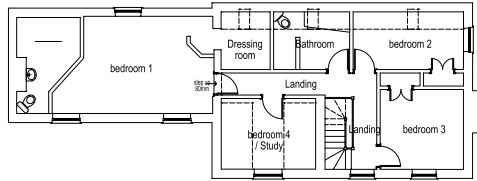
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**North
Lincolnshire
Council**

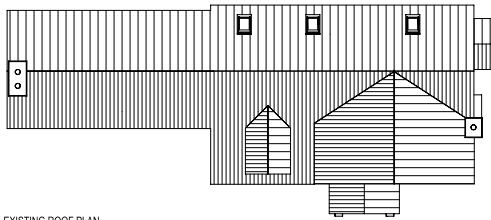
PA/2023/1364 Existing plans and elevations (not to scale)



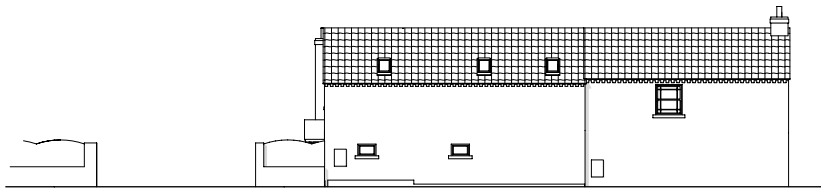
EXISTING GROUND FLOOR PLAN
1:100



EXISTING FIRST FLOOR PLAN



EXISTING ROOF PLAN



EXISTING NORTH ELEVATION
1:100



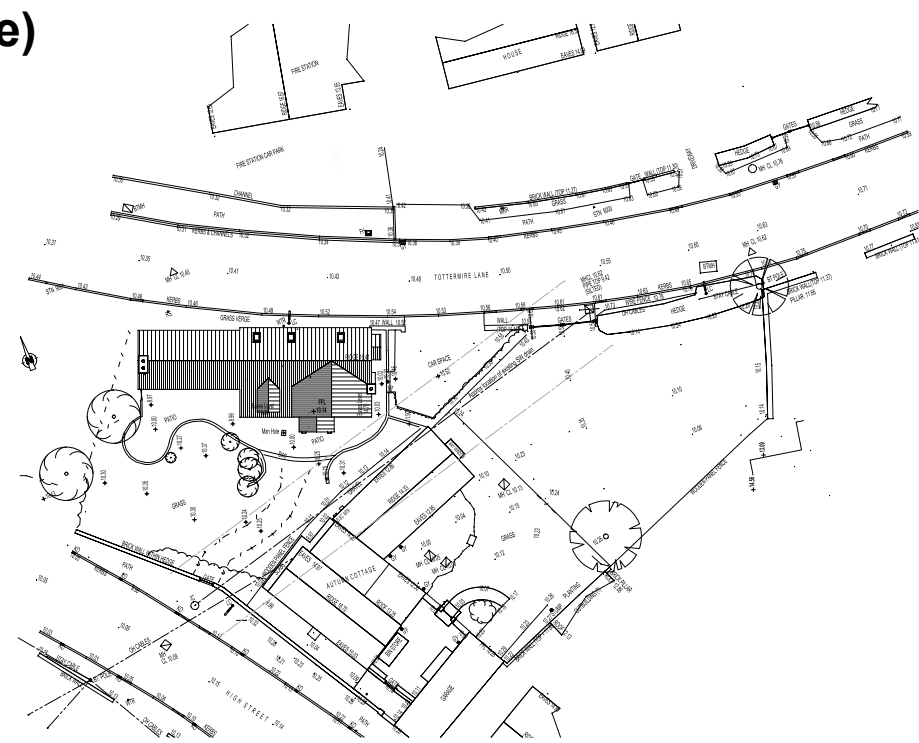
EXISTING EAST ELEVATION



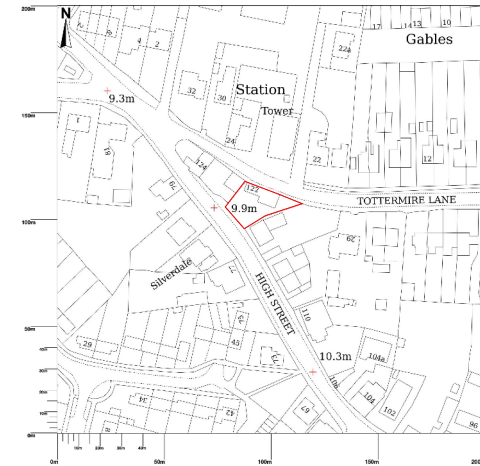
EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SITE PLAN
1:200



Scale 1:1250
© Crown copyright and database rights 2023 OS 100064136. Map area bounded by: 477790, 403879
477890, 404170. Produced on 27 July 2023 from the OS National Geographic Database. Supplied by
UKPlanningMaps.com. Unique plan reference: p4e1uk/981573/1323069

LOCATION PLAN
1:250



- Project
- PROPOSED EXTENSIONS, ALTERATIONS
- PLUS NEW GARAGE AND DRIVE
- 122 HIGH STREET
- EPWORTH

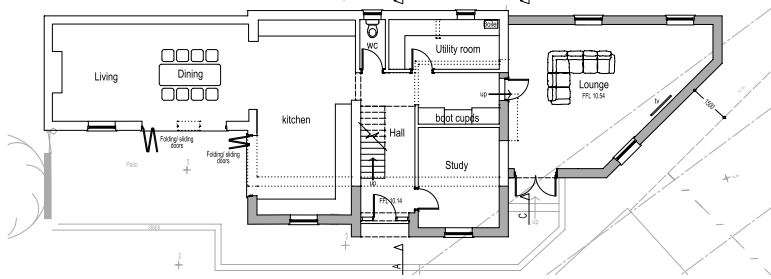
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• EXISTING PLANS AND ELEVATIONS

Scale	Date	Drawn
1:100 @ A1	05-2023	DS

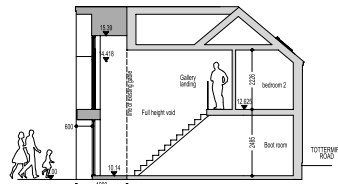
Drawing No.	CWX1013 - 01 B
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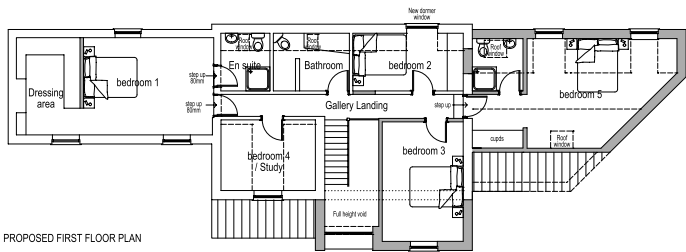
PA/2023/1364 Proposed plans and elevations (not to scale)



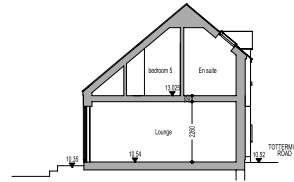
PROPOSED GROUND FLOOR PLAN
1:100



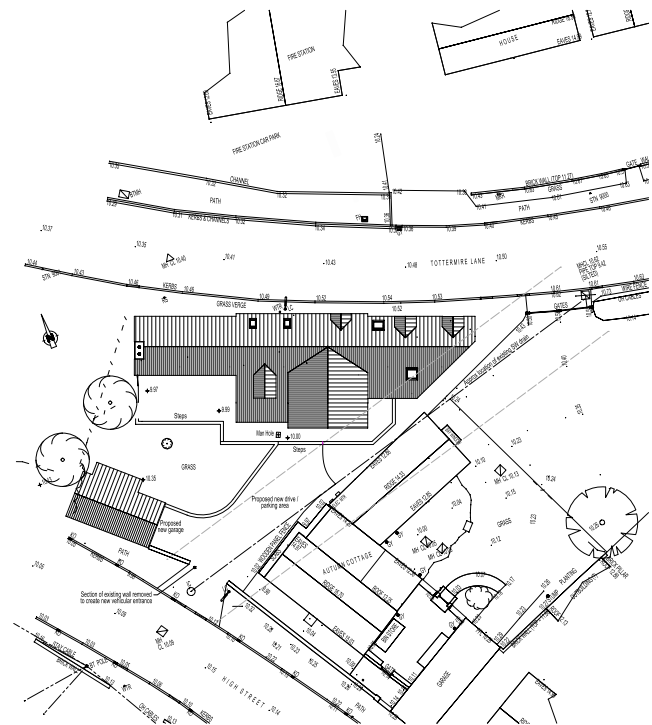
PROPOSED SECTION A-A
1:100



PROPOSED FIRST FLOOR PLAN

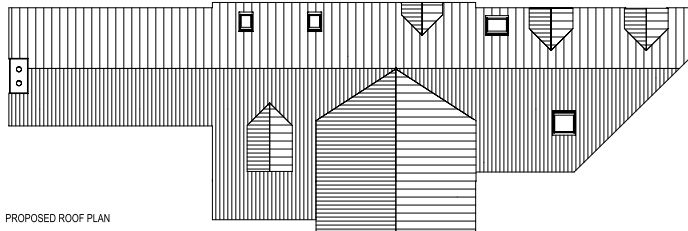


PROPOSED SECTION B-B



PROPOSED DETACHED GARAGE

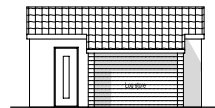
AMENDED



PROPOSED ROOF PLAN



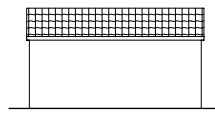
VIEW FROM NEW DRIVE ENTRANCE



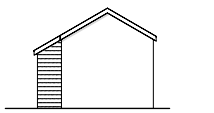
PROPOSED NORTH ELEVATION
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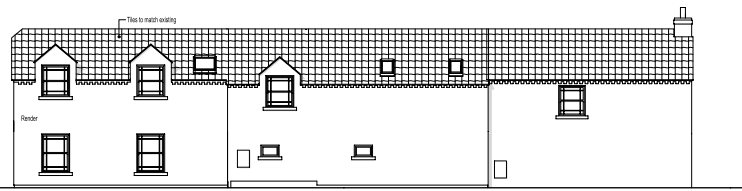
PROPOSED EAST ELEVATION



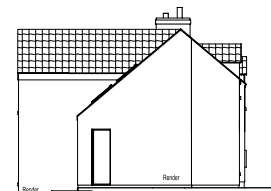
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



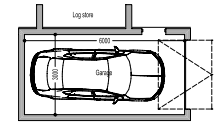
PROPOSED NORTH ELEVATION
1:100



PROPOSED EAST ELEVATION



VIEW FROM GARDEN



PROPOSED PLAN
1:100



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



VIEW FROM TOTTEMRIRE LANE

Cadworx Ltd
Architectural design and 3d Visualisations
Linden House, Bracklen Hill Road
East Lond., Nr Doncaster DN2 2LR
tel 01427 753232
danny@3dcadworx.com

- Project
- PROPOSED EXTENSIONS, ALTERATIONS PLUS NEW GARAGE AND DRIVE
- 122 HIGH STREET
- EPWORTH

Title:
PROPOSED PLANS AND ELEVATIONS

Scale 1:100 @ A1	Date 05-2023	Drawn DS
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Drawing No. CWX1013 - 101 D

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