

APPLICATION NO	PA/2023/1540
APPLICANT	Iona Johnson
DEVELOPMENT	Planning permission to erect a two-storey side extension
LOCATION	2 Cobblestone Court, Belton, DN9 1PF
PARISH	BELTON
WARD	Axholme Central
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the development plan

POLICIES

National Planning Policy Framework:

2 Achieving sustainable development

4 Decision-making

12 Achieving well-designed places

North Lincolnshire Local Plan:

RD2 Development in the open countryside

RD10 Replacement, alteration and extensions to dwellings in the open countryside

LC14 Area of special historic landscape interest

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 within policy area LC14 and outside the development limits of Belton 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 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

RD1 Supporting sustainable development in the countryside

CONSULTATIONS

Highways: No comments or objections to make on this application.

LLFA Drainage: No comments or objections to make on this application.

Isle of Axholme and North Nottinghamshire Water Level Management Board: The site is within the Isle of Axholme and North Nottinghamshire Water Level Management Board district. The Board-maintained Medley Drain, an open watercourse, exists to the southern boundary of the site and to which byelaws and the Land Drainage Act 1991 apply. The Board's consent is required to erect any building or structure (including walls and fences), whether temporary or permanent, or plant any tree, shrub, willow or other similar growth, within 9 metres of the top edge of any Board-maintained watercourse or the edge of any Board-maintained culvert.

PARISH COUNCIL

No comments received.

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

Planning history/designations

PA/1999/0700: Outline planning permission to erect a detached house and garage – approved 03/08/1999

PA/1999/0774: Planning permission to erect a detached house and detached double garage – approved 24/09/1999

2/1990/0086: Demolition of existing buildings and erection of residential development – approved 18/07/1990

PA/2001/1018: Planning permission to erect a detached 4-bedroom house with garage – approved 11/10/2001

The site is within SFRA flood zone 1.

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

Site characteristics/proposal

The site is a corner plot off Cobblestone Court and relates to an existing detached property. The existing property has a detached garage to the side. The applicant seeks to extend to the side of the property to connect the existing house to the detached garage. The proposal also seeks to extend above the existing 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 outside the development limits of a rural settlement and therefore open countryside policies apply. Policy RD2 strictly controls development within the open countryside but allows development which is for the replacement, alteration or extension of an existing dwelling.

The main issues in the determination of this application are the impact upon the open countryside, on the character and appearance of the dwelling and upon residential amenity.

Residential amenity

Saved policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions and 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.

Policy RD10 states the appearance or use of the dwelling as extended or altered should not adversely affect the amenity of local residents or the appearance of the locality.

The applicant seeks to convert the existing integral garage into a kitchen, with a new dining room in the extension and a utility room in part of the detached garage. A section of the existing detached garage will remain as a garage space. At first floor the proposals seek a master bedroom with en-suite and dressing room above the new extension and integral garage, whilst a new guest bedroom and en-suite will be created above the existing detached garage with three dormers to the front and three to the rear.

The site is within an existing residential area. The plots in this location are mixed in size with the application site having a large garden in relation to the size of the property. The development would infill a small section of land between the existing property and the detached garage as well as develop above the existing detached garage. The proposed double-storey extension is set away from the adjacent property. Whilst the proposed first-floor extension over the garage is adjacent to the neighbouring property, this does not extend any further than the existing footprint of the existing building and is set lower than the existing property. The use of dormers results in this section of the proposal being 1.5-storeys in height. The proposal is not considered to impact in terms of overshadowing or loss of light.

There are no windows proposed in the western elevation of the detached garage extension. All new openings overlook the applicant's driveway, the rear garden and adjacent open countryside.

The case officer has also considered the windows within the adjacent property, Lowena. The adjacent property was granted permission in 2000 for a dormer bungalow. The property includes a window in the gable end with the application site. This window serves an en-suite bathroom and appeared on site to be obscure-glazed. This application seeks to increase the height of the existing garage from single-storey to 1.5-storeys in height. Whilst this would bring the roof line of the application site closer to the adjacent property, it is not considered to result in any amenity issues. All other windows in the adjacent property overlook the rear garden and the driveway of land within its own ownership. This proposal does not seek to bring the footprint of development any closer to the adjacent property and there are already windows within the frontage of the property. It is therefore not considered that additional windows in the frontage would result in amenity concerns.

The proposals are not expected to result in any overlooking or privacy 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.

Policy RD10 relates to the replacement, alteration, and extension of dwellings in the open countryside. Policy RD10 does require the volume of the proposed extension to not exceed 20% and the original dwelling should form the dominant visual feature. Policy RD10 requires all new construction to be of a high standard of design and in particular to reflect the architecture of the building and/or vernacular styles in the locality; and that the appearance or use of the dwelling as extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

The applicant has confirmed that the existing house plus the existing garage has a volume of approximately 1020m³. The proposed extension's volume equates to approximately 540m³. This equates to a 61.5% increase which is 41.5% over the policy requirements. Whilst the policy is relevant, each case should be taken on its own merits. The property forms part of an existing residential cul-de-sac and the proposed development seeks to infill an area between the existing garage and the main property. The majority of the additional volume is within the first floor and roof space and has been carefully designed to consider neighbouring properties and this countryside location. Whilst the volume calculations are noted, from a street scene perspective, visually, the proposed extension would not appear as a 61.5% increase from the street scene. This is largely due to the corner position of the property and infilling of a space to the rear of the property as well as above the original garage.

The proposals are considered to be designed to a high standard, albeit no materials schedule has been provided even though the application form suggests this information is provided within the plans package. The site is within policy area LC14, which requires a high standard of design and siting in new development reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality. It is recommended that materials be secured by condition.

The proposed works, other than materials which are yet to be confirmed but can be secured by condition, are considered to be sympathetic to the host property as well as the wider street scene and would not result in amenity impacts. It is considered that the proposal would align with policies RD10, LC14, DS5 and CS5.

Drainage

The LLFA Drainage team have considered the proposals and have no comments or objections at this time. The IDB have reviewed the proposals and offer informative advice.

Highway safety

The highways team have considered the proposals and have no comments or objections at this time. There are no concerns in terms of highway safety given the proposal is to the side/rear of the property.

Conclusion

The proposal is acceptable in principle, is well designed and would not harm residential amenity. It is recommended that planning permission be granted.

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:

- Proposed Plans - DWG No. 1651.02
- Existing and Site Plans - DWG No. 1651.01.

Reason

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

3.

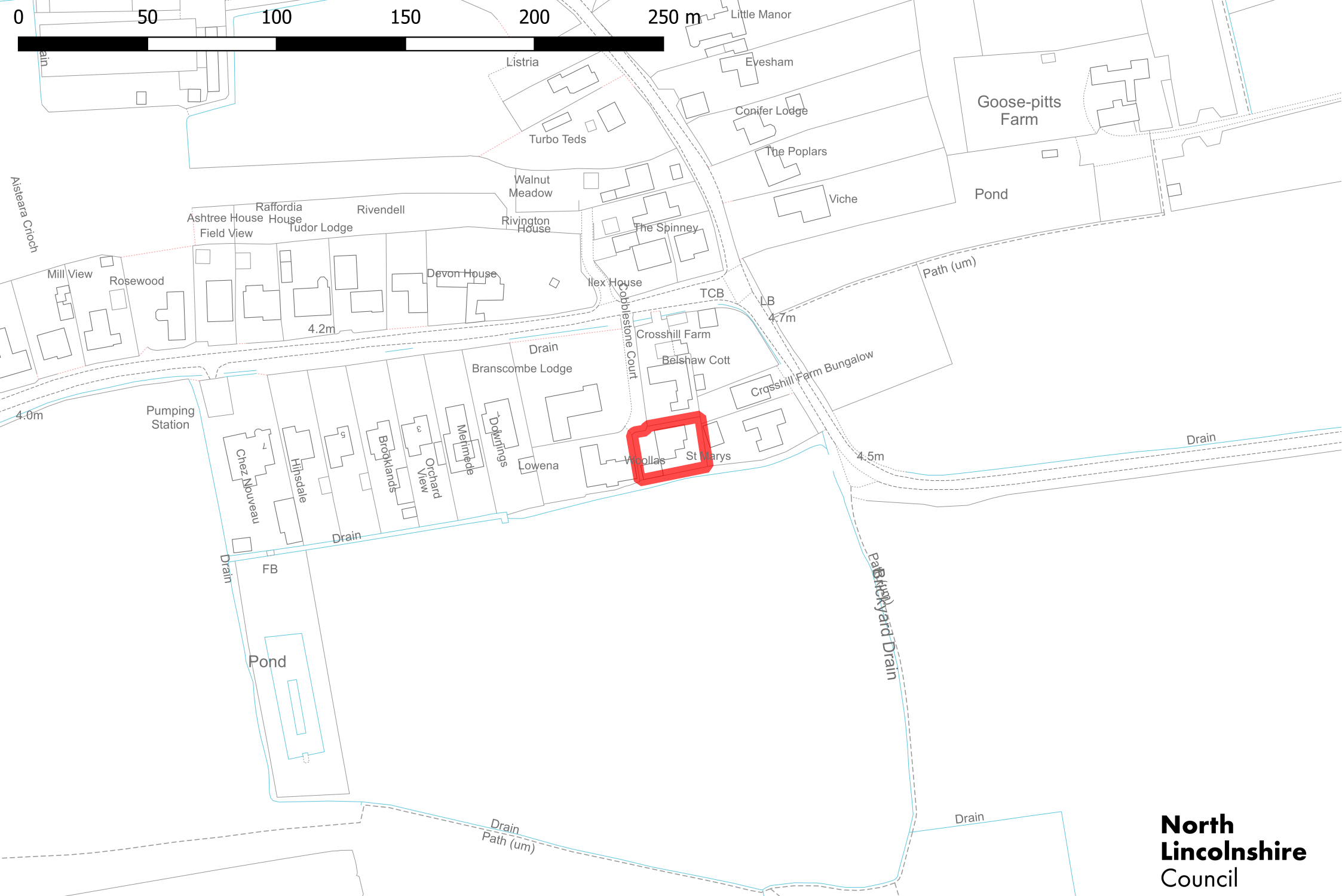
Notwithstanding the hereby approved plans (condition 2 above), no above-ground development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policies DS1, LC14 and RD10 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.



**North
Lincolnshire
Council**

PA/2023/1540

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PA/2023/1540 Existing plans and elevations, and proposed layout (not to scale)

NOTES:

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 the responsibility of the client. Violations to specified materials shall be specified with appropriate annotations.

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

All materials shall be fixed, applied or related in accordance with the manufacturers written instructions, recommendations and specifications. Violations to specified materials shall be specified with appropriate annotations.

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:

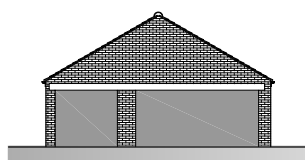
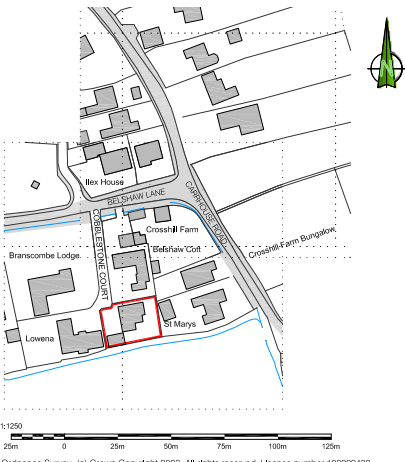
Building within (A) or against (B) the boundary line.

If you plan to build a party wall or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

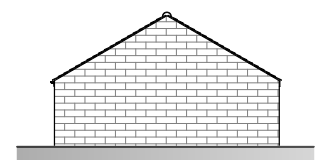
Excavating near neighbouring buildings:

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.

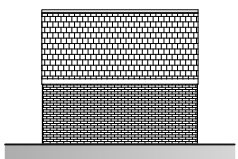
If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.



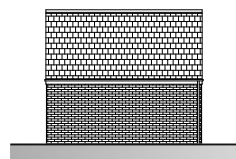
Existing Garage
North Elevation



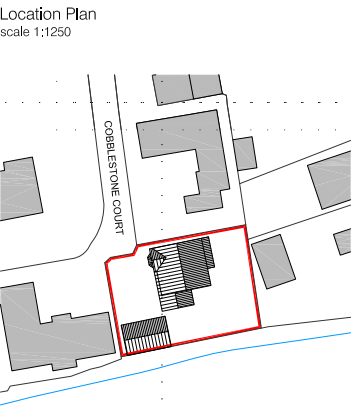
Existing Garage
South Elevation



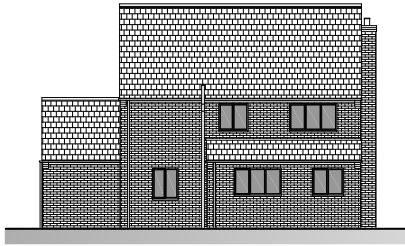
Existing Garage
East Elevation



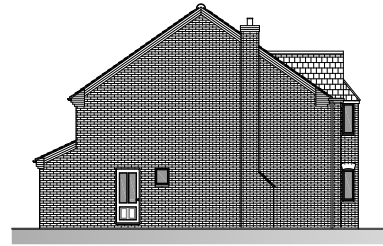
Existing Garage
West Elevation



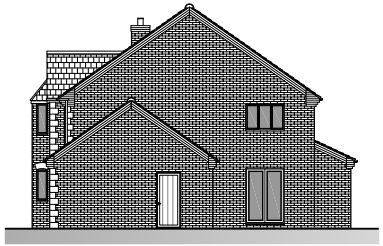
Existing West Elevation



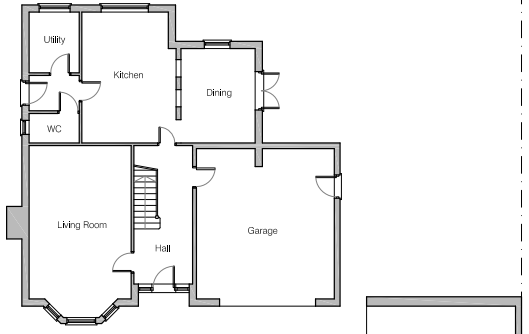
Existing East Elevation



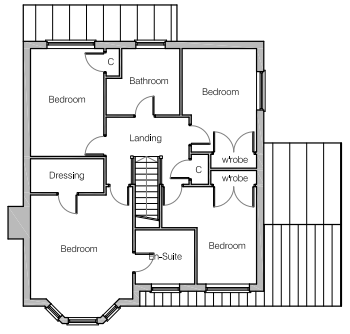
Existing North Elevation



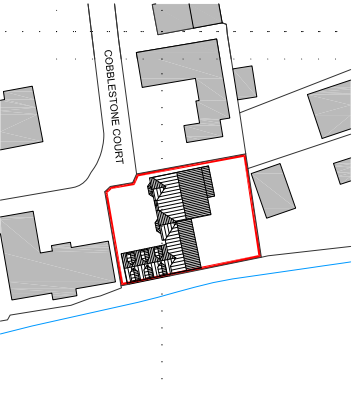
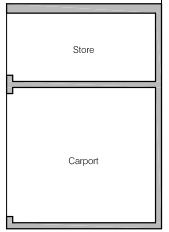
Existing South Elevation



Existing Ground Floor



Existing First Floor



NOT FOR CONSTRUCTION

rev.	agreement	date
01	Existing & Site Plans	16/01/21
02	Planning	Aug 23
03	as noted	Aug 23

PA/2023/1540 Proposed plans and elevations (not to scale)

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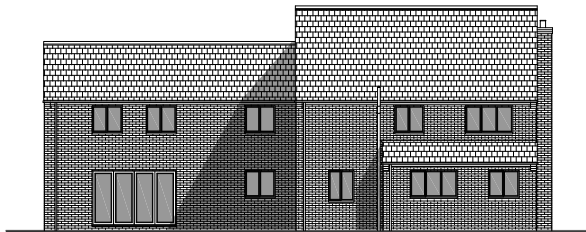
Proposed Ground Floor



Proposed First Floor



Proposed West Elevation



Proposed East Elevation



Proposed South Elevation



Proposed North Elevation

NOT FOR CONSTRUCTION

rev.	agreement	date
01	Proposed Plans	16/11/22
02	stage Planning	08/23
03	at 2 Cobblestone Court	
04	Bolton	
05	North Lincolnshire	
06	scale: 1:100	drawn by: JCB