

<b>APPLICATION NO</b>	<b>PA/2023/1567</b>
<b>APPLICANT</b>	Dobbs
<b>DEVELOPMENT</b>	Planning permission to erect a first-floor side and rear extension
<b>LOCATION</b>	55 Battle Green, Epworth, DN9 1JT
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	Axholme Central
<b>CASE OFFICER</b>	Deborah Oikeh
<b>SUMMARY RECOMMENDATION</b>	<b>Approve with conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Epworth Town Council

## **POLICIES**

### **National Planning Policy Framework:**

2 Achieving sustainable development

12 Achieving well designed places

### **North Lincolnshire Local Plan:**

DS1 General requirements

DS7 Contaminated land

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

## **Housing and Employment Land Allocations Development Plan Document**

**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 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 as follows:

SS1 Presumption in favour of sustainable development

SS3 Development principles

SS10 Development limits

DM1 General requirements

## **CONSULTATIONS**

**Highways:** No comments or objections.

**LLFA Drainage:** No comments or objections.

## **TOWN COUNCIL**

Objects to the proposal for the following reasons:

- overdevelopment of the site
- negative impact on the street scene
- its proximity to the boundary having an impact on the neighbour.

## **PUBLICITY**

A site notice has been displayed and three responses have been received relating to the following:

- overdevelopment of the site and impact upon parking and highway safety
- the distance of the build to the common boundary between 55 Battle Green and Ashley House on the south is less than 500mm
- likely overbearing and overshadowing impact upon Ashley House and the inappropriate choice of material (cladding).

## **ASSESSMENT**

### **Planning history**

2/1984/0715: Demolish outbuildings and erect two dwellings – approved 09/01/1985

PA/2023/214: Planning permission to erect a first-floor side and rear extension with a carport below – refused 28/07/2023.

## **Proposal and site characteristics**

Planning permission is sought to erect a first-floor side and rear extension with a carport at 55 Battle Green, Epworth. The site and wider area is within the development limit of Epworth comprising predominantly residential properties characterised by a mix of single-storey and two-storey dwellings. The properties in the area are traditional with pitched roofs built of a mix of brick and rendered walls painted white/cream. The property is a two-storey dwelling with a porch at the front. It has a single-storey construction occupying a gap at the rear. The site contains an outbuilding alongside the rear boundary and a driveway on the side (south of the property). The property fronts Battle Green and is bordered by 57 Battle Green to the north, Ashley House, Fernbank to the south and 2 Gemmelly, Fernbank to the rear.

The proposal was refused planning permission earlier this year under PA/2023/214 for the following reason:

The proposed development is contrary to policies DS1 General Requirements, DS5 Residential Extensions of the local development plan, CS5 Delivering Quality Design in North Lincolnshire of the Core Strategy and SPG1 Design Guidance for House Extensions. In that, the siting, scale and design are not appropriate and would harm the character of the dwelling, the surrounding area, and the street scene.

The scheme has been amended under this new application to feature a pitched roof with external materials to match those of the existing dwelling.

## **Site constraints**

- The site is within the development boundary of Epworth according to the HELADPD 2016.
- The site is within SFRA flood zone 1.

## **Main considerations**

- **the principle of the development**
- **impact upon residential amenity**
- **impact upon character and appearance**
- **impact upon access and highway safety.**

## **The principle of the development**

The development plan for North Lincolnshire comprises three parts: those policies of the North Lincolnshire Local Plan (2003) which were saved by a direction of the Secretary of State in September 2007, the North Lincolnshire Core Strategy DPD (2011), and the Housing and Employment Land Allocations DPD (2016).

Policy CS1 sets out the overarching 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.' The policy also supports developments in the market towns, including Epworth, as thriving places to live, work and visit.

Policies CS2 and CS3 relate to development limits within the Scunthorpe urban area, the market towns and rural settlements. Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place.

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, loss of privacy or overbearing impact to adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

In this case, the proposal is within the development limit of the settlement. Therefore, the principle of the extension to the dwelling is acceptable subject to appropriate design.

### **Impact upon residential amenity**

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 council's SPG1 design guidance for house extensions requires that householder extensions should not dominate the original building in terms of scale, materials or situation and policies DS5 and CS5 both seek to ensure that a proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

With regard to the impact of the extension on adjacent properties, there would be no significant issue of privacy due to the windows in the south elevation being on the ground floor. Also, the site is sufficiently screened by trees and boundary treatment.

The first-floor windows to the front and rear of the extension would not pose any greater impact detrimental to the residential amenity of neighbours given that there are existing first-floor windows to the rear and front elevations of the dwelling. Further, there is sufficient separation between the windows and the common boundary with the property at the rear and they are therefore considered acceptable.

Whilst the proposed extension would be close to the common boundary with the adjacent property to the south (1 Fernbank) and could potentially create an overbearing impact, it is considered that the impact will not be detrimental given that both properties are two-storey dwellings and 1 Fernbank is moderately set back from the boundary. 1 Fernbank is set well back from the building line along Battle Green which permits much of the rear of the dwelling to receive a level of sunlight. The roofscape of the extension has been amended to a double-pitched roof to break up the volume of the extension. The proposed extension would not extend beyond the existing rear wall of the dwelling. The existing tall planting lining the boundary of both dwellings already screens or shades both dwellings to a degree; the impact of the proposed extension in terms of overshadowing and overbearing will not therefore be significant to warrant a refusal.

It is therefore considered that the proposal would not carry unacceptable overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours and aligns with policy DS5.

### **Impact on the character and appearance of the street scene**

Policies DS5 and CS5 are both concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The proposed extension would permit the enlargement of the three-bedroom accommodation on the first floor and a carport. The amount of accommodation remains unchanged, albeit the internal space would increase. The scale of this extension is considered moderate in accordance with policy DS5. The design of the roof has been amended to reflect the common theme in the area being pitched roofs. Cladding has been removed from all elevations of the scheme as shown on the amended plan 003 Rev B. The amended plan reflects an external appearance that matches that of the existing dwelling.

Given the assessment under this section, the amended scheme is considered a better design with limited impact upon the character of the area. It is therefore considered that the design complies with policies DS5 and CS5.

### **Impact upon access and highway safety**

Policy T1 of the North Lincolnshire Local Plan is concerned with the location of development and aligns with the spatial strategy of the Core Strategy. Policy T2 states that all proposals should be provided with 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 application site is currently accessed via Battle Green and has provision for off-road parking. Comments regarding parking on the site have been received and are noted. The proposal would not undermine or remove the on-site parking provision as a carport below the first floor would serve this purpose. Given that the proposal would not introduce a new dwelling but an extension to serve the existing occupants, it is not expected that the current arrangement will significantly impact upon parking and highway safety in the area. The highways department, following consultation, have raised no objections to the proposed scheme. The proposal is therefore considered to be in accordance with policies T1 and T19 of the local plan.

### **Other matters**

Comments regarding parking, overshadowing and overbearing impacts have been addressed in the sections above. With regard to overdevelopment of the site, the proposed extension is considered minor in scale. There are a number dwellings along the street sited in such a way as to fill the full width of the plot, being a location within the development boundary. Notwithstanding, assessment of impact of this development upon the amenity of the adjoining property is overriding which has been conducted in the above sections.

### **Conclusion**

The proposal is set within the development boundary of Epworth and is, therefore, in principle, an acceptable scheme. This amended scheme has addressed to a degree the reason for refusal under PA/2023/214, namely siting, scale and design, through the use of appropriate building materials that match the existing dwelling and the incorporation of double pitched

roofscape in place of a flat roof. The double pitched roof design also lessens the impact of the extension upon the overall scale of the dwelling. The design and materials of the extension are considered sympathetic and therefore in accordance with policies DS1 and DS5. The proposal is therefore recommended for approval subject to conditions.

**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, existing and proposed site layout: 001 Rev A
- Proposed floor and elevation plans: 003 Rev B.

Reason

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

3.

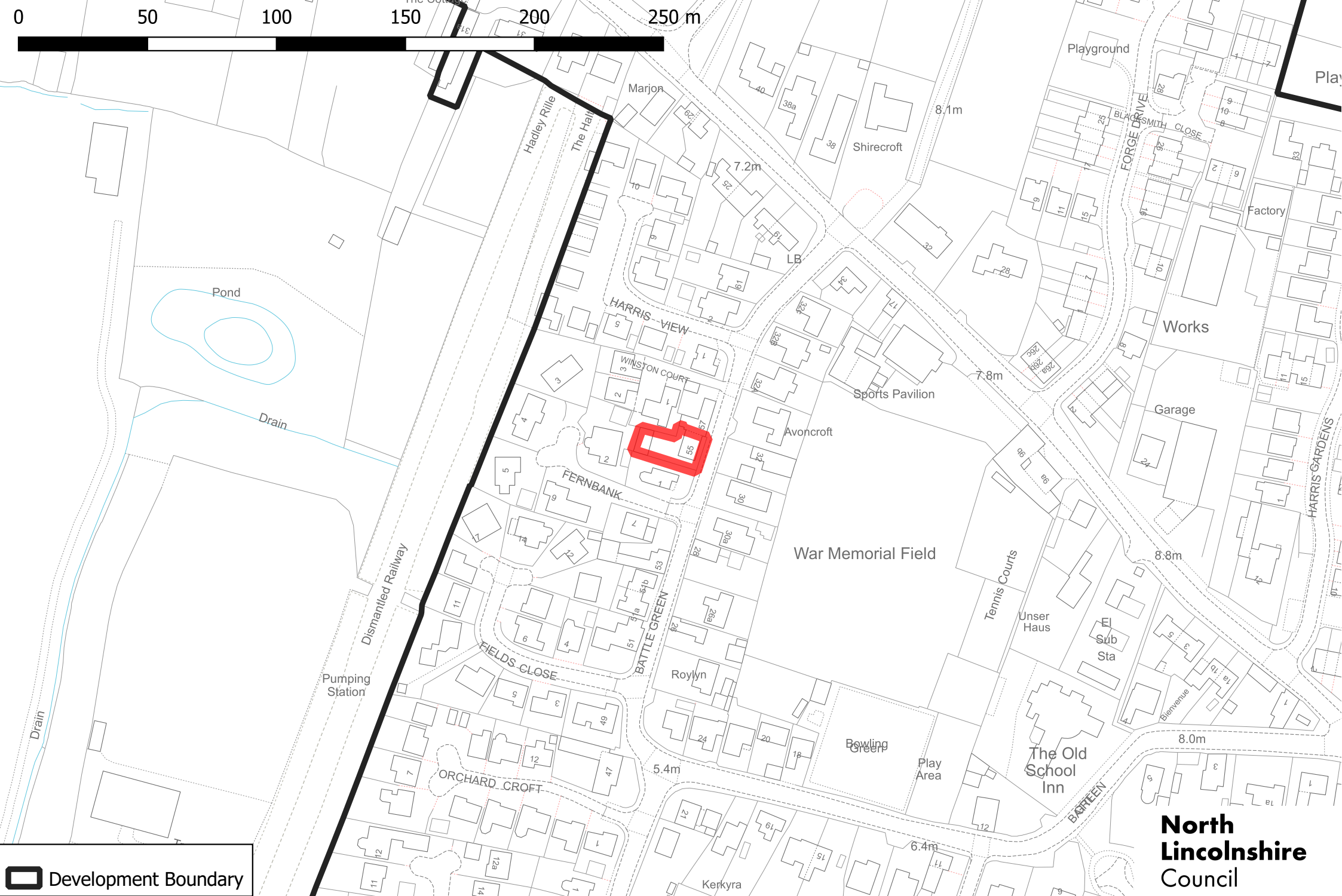
Notwithstanding the details of materials provided on the application form, the proposed extensions hereby permitted shall have a render finish to match the existing dwelling and shall not include 'larch wood cladding'.

Reason

In the interest of the visual amenity of the area in accordance with policy DS1 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/2023/1567**

**North  
Lincolnshire  
Council**

# PA/2023/1567 Proposed layout (not to scale)



0 10 20m

**LOCATION MAP**  
SCALE 1:1250

© Crown copyright and database rights 2023 OS 100047474



0 10 20m

**EXISTING SITE LAYOUT**  
SCALE 1:500



0 10 20m

**PROPOSED SITE LAYOUT**  
SCALE 1:500

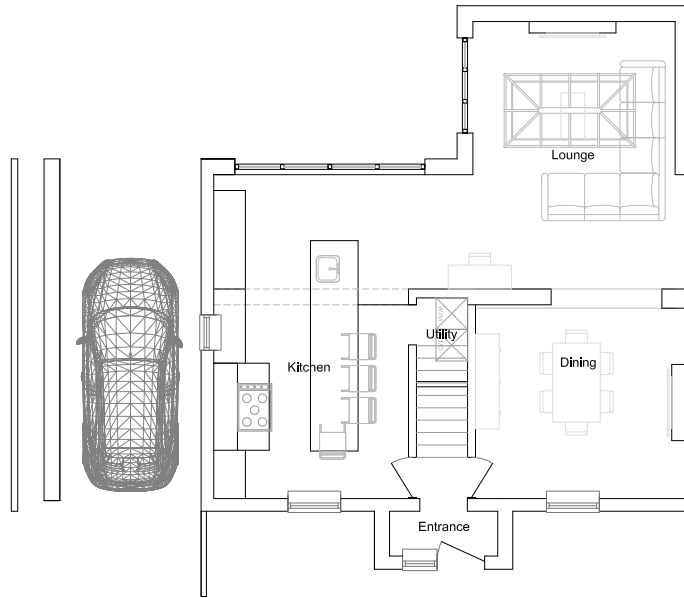
Project Name: **Existing side & rear extension**  
 Project Address: **55 Battle Green, Epworth DN9 1JT**  
 Drawing Title: **Location Map and Site Layouts**  
 Drawn: **CH** Checked: **KD** Approved: **CH**

Date: FEB 2023 Rev: **A**  
 Scale: 1:1250 & 1:500 @ A1  
 Drawing No: **001**  
 Centreline Design Consulting Ltd.  
 7 Park Drive, Huddersfield, West Yorkshire, WF1 1LL  
 T: 01484 410100 M: 07534 910720  
 E: info@centreline-design.co.uk

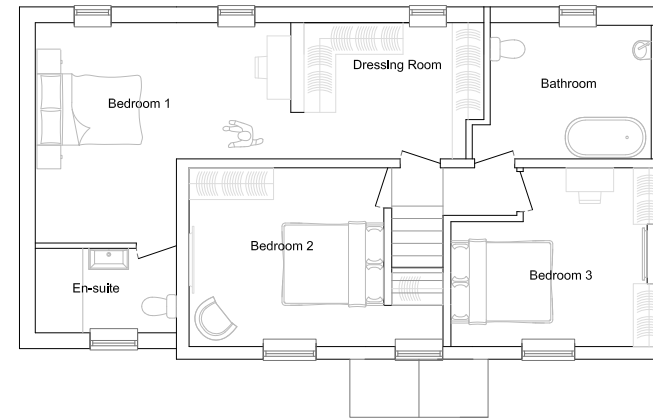
**CENTRELINE**  
DESIGN CONSULTING LTD.



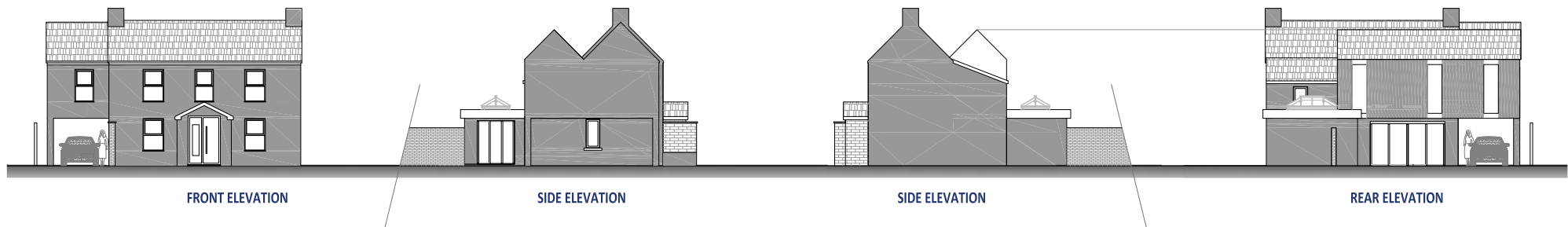
# PA/2023/1567 Proposed elevations (not to scale)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION

SIDE ELEVATION

SIDE ELEVATION

REAR ELEVATION

Project Name: **Proposed side & rear extension**  
Project Address: **55 Battle Green, Epworth DN9 1JT**  
Drawing Title: **Proposed Plans & Elevations**  
Drawn: **CH** Checked: **KD** Approved: **CH**

Date: SEP 2023 Rev: **B**  
Scale: 1:50 & 1:100 @ A1  
Drawing No. **003**  
Centreline Design Consulting Ltd.  
7 West Co. Street, Epworth, CN7 2JZ  
T: 01752 410100 E: info@centreline.co.uk

**CENTRELINE**  
DESIGN CONSULTING LTD.