

<b>APPLICATION NO</b>	<b>PA/2023/1975</b>
<b>APPLICANT</b>	Mark Bodle
<b>DEVELOPMENT</b>	Planning permission to erect a two-storey side and rear extension and alterations
<b>LOCATION</b>	3 Belton Gate Villas, Belton Road, Epworth, DN9 1JW
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	Axholme Central
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Approve with conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan

## **POLICIES**

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

12 Achieving well-designed and beautiful places

16 Conserving and enhancing the historic environment

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

DS1 General requirements

DS5 Residential extensions

RD2 Development in the open countryside

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

### **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

CS6 Historic environment

**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 late 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

TC2 Placemaking and good urban design

RD1 Supporting sustainable development in the countryside

H8 Replacement, alteration and extensions to dwellings in the open countryside

**SPG1 Design guidelines for home extensions**

## **CONSULTATIONS**

**Highways:** No objection or comments.

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

**Archaeology:** The site is within the Area of Special Historic Landscape Interest (ASHLI) of the Isle of Axholme (local plan policy LC14). The application site is in a well-preserved area of the core historic landscape in the Ancient Open Strip Field character area in a highly visible location with the landmark water tower to the rear. The proposed development will have minor adverse effects on the setting of the ASHLI.

No objection subject to standard conditions securing the use of appropriate traditional building materials in accordance with policy LC14 and paragraph 140 of the NPPF (2023). No objection subject to standard conditions removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area at the rear of the dwelling.

## **TOWN COUNCIL**

Support the application.

## **PUBLICITY**

A site notice has been displayed; no comments have been received.

## **ASSESSMENT**

### **Planning history**

There is no relevant planning history

### **Site and proposal**

The application site comprises a two-storey, semi-detached dwelling on the eastern side of the A161 (Belton Road) to the north of Epworth. The dwelling is constructed from a brown/reddish brick and a red plain tile, and it has a single-storey flat-roofed extension to the rear. The dwelling is within a row of semi-detached and large detached houses outside the defined settlement boundary for Epworth and Belton (within the open countryside), and the water tower is visible directly to the rear (to the east). Planning permission is sought to erect a two-storey extension to the side and rear of this dwelling, together with a porch extension to the front and other associated external alterations.

**The main issues in the determination of this application are the principle of development (incorporating design) and residential amenity.**

### **Principle (incorporating design)**

This application is for the erection of a two-storey extension to the side and rear of this semi-detached property. The house is outside the defined settlement boundary for both Belton and Epworth, within the open countryside. Therefore, policy RD10 of the North Lincolnshire Local Plan applies and sets out the criteria for extensions to properties in the countryside. Policy RD10 states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;
- all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

In this case it is acknowledged that the proposal represents significantly more than 20% additional volume (119%) to the existing dwelling and will add significantly more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. Notwithstanding the volume permitted under policy RD10, this doesn't take into account permitted development rights and the applicant could therefore extend the property by a significant amount if they chose to exercise those rights. The intention of this policy and the volume restriction set out within it is to protect the character of the open countryside.

However, the proposed extensions are to be located to the side and rear of the dwelling, which means that the extension proposed to the rear will be screened from view by both the principal elevation of the existing house and by the extension proposed to the side. The extension proposed to the rear has a gable roof which projects from the ridge line of the existing house (at a depth of 5 metres), but the plans show it will not be visible above it when viewed from the public highway (A161) to the west. However, it is worth noting the applicant

could utilise their householder permitted development rights, which would allow for the erection of a ground-floor extension to the side of the dwelling to a maximum height of 4 metres, its width no more than half the width of the existing house (which would equate to 2.75 metres); the addition of a porch to the front (up to 3 square metres); and an extension at ground floor to the rear no more than 3 metres in depth.

The most visible extension is that proposed to the side which will provide a garage at ground floor and a bedroom with two en-suites at first floor, and also features a hip to gable roof extension to facilitate this. The plans show this extension will be erected up to the boundary with 2 Belton Gate Villas to the south; due to the tapered shape of the boundary, this extension will be further away from the party boundary as it projects deeper into the applicant's garden. The neighbour to the south (2 Belton Gate Villas) will retain their driveway to the side so a terracing effect will not occur as a result of the proposed two-storey side extension.

This side extension will result in the addition of a hip to gable roof extension which has the potential to unbalance the pair of semi-detached houses; however, such an extension can be undertaken under householder permitted development rights without the need for planning permission in that regard. This extension, whilst to the side of the dwelling, will not project any further forward in the street scene; it will extend the existing ridge line to the south and, in terms of width, will be 2.29 metres less than the width of the principal elevation. In addition, it is proposed to construct this and the rear extension from materials matching the external appearance of the existing house, namely a brown brick and red roof tiles; this will ensure visual assimilation into the street scene, the rural landscape and the LC14 landscape, and aligns with the consultation response from the Historic Environment Record (HER) who has recommended the extensions are constructed from materials which match in appearance.

Views of the proposed extension from the surrounding landscape will be limited (from the public highway to the west at a distance of 21 metres) and will predominantly be of a subservient addition to the side of the dwelling. The existing property is not in a sensitive location, being in a line of housing which includes pairs of semi-detached and large detached dwellings to the south, and the proposed extension will not form a visually dominant or incongruent feature in the landscape, being viewed in conjunction with the existing built form in this part of the rural and historic landscape. It is also proposed to erect a porch to the front of the dwelling; this features a pitched roof design which will add visual interest to the front of the house and is proposed to be constructed from materials matching the external appearance of the dwelling.

In conclusion, whilst it is noted that the proposed extensions exceed the volumes permitted under policy RD10 of the North Lincolnshire Local Plan (20% additional volume), it is considered the majority of these extensions (with the exception of the front porch) are either screened by existing built form or represent a subservient addition to the dwelling, thus allowing the principal elevation and the pair of semi-detached dwellings to remain legible and visually dominant in the rural and historic landscape. The extensions are not considered to have an adverse impact on the character, appearance and setting of the LC14 landscape and will be viewed in conjunction with existing built form along the eastern side of Belton Road (A161), which includes some larger, detached dwellings to the south.

### **Residential amenity**

Given the scale, position and height of the proposed extensions, there is the potential for loss of residential amenity to neighbouring properties. The plans show the extension to the rear

will not project beyond the rear elevation of the adjoining property to the north (4 Belton Gate Villas) and its ground-floor conservatory, and as such it is not considered to result in loss of residential amenity to that property through the effects of overshadowing or having an overbearing impact. This extension is located to the south of the extension and conservatory to the rear of 4 Belton Gate Villas and as such the conservatory will retain sunlight from both easterly and southerly directions. A balcony is also proposed to serve the bedroom at first floor of this extension, and an amended plan has been received showing the installation of privacy glass at a height of 1.8 metres to both the northern and southern sides of the balcony. This is considered sufficient to mitigate any issues of overlooking and being overlooked, and a condition is recommended requiring these screens to be installed prior to first use of the balcony.

SPG1 sets out the criteria against which to assess the impact of an extension upon the living conditions of neighbouring properties, in particular upon the nearest habitable ground-floor windows. In SPG1, a 45-degree angle is applied on a horizontal axis to assess the depth of an extension and a 30 degree angle on a vertical axis to assess the height of an extension. By applying these angles to the kitchen window of 2 Belton Gate Villas, the plans show that the depth and height of the proposed two-storey extension is considered acceptable.

By applying the same tests to the nearest habitable ground-floor window of the adjoining property (4 Belton Gate Villas), it is evident that no loss of light will arise from the depth or height of the two-storey extension owing to the fact that the extension will not protrude beyond the rear elevation of the adjoining house. The plans show the applicant will retain sufficient private amenity space to the rear and off-street parking provision to the front of their dwelling.

The recommendation made in the consultation response from HER in terms of removing permitted development rights from the applicant are noted (in respect of the ability to extend or alter the existing house or for the erection of outbuildings within its domestic curtilage owing to the position of the dwelling within the rural and historic landscape). However, the extensions proposed to the dwelling under this planning application would effectively mean that any future alterations/extensions to the house would require planning permission (as the applicant would have extended to the side and rear and there would be no original walls of the dwelling to extend from under permitted development rights). It should be noted, though, that the existing garden has some permitted development rights (as in the case of neighbouring properties whose occupants can exercise their permitted development rights to develop within their domestic curtilage) and it would be unreasonable to remove those rights as it would remain as a garden belonging to the applicant with no change in how it is used (following development taking place).

## **Conclusion**

Whilst it is noted that the proposed extensions exceed the volumes permitted under policy RD10 of the North Lincolnshire Local Plan (20% additional volume), it is considered that the majority of these extensions (with the exception of the front porch) are either screened by existing built form or represent a subservient addition to the dwelling, thus allowing the principal elevation and the pair of semi-detached dwellings to remain legible and visually dominant in the rural and historic landscape. In addition, it is not considered likely the proposed extensions will result in loss of residential amenity through the effects of overlooking, loss of light or having an overbearing impact. The application is therefore recommended for approval.

**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: MHB001, MHB002A, MHB003A, MHB004 and MHB005.

Reason

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

3.

The materials and finishes of the new areas of brickwork and roof tiles for the extensions hereby permitted shall match the existing dwelling in colour and texture, and once constructed shall thereafter be retained.

Reason

To define the terms of the permission, in the interests of visual amenity and to ensure the extensions assimilate into the rural and historic landscape.

4.

Before the balcony hereby permitted is first used, its northern and southern sides shall be fitted with the 1.8 metre high screens as shown on the approved drawings, and shall be fitted with glazing to a minimum level 5 in accordance with the Pilkington Scale of Obscuration. Once installed they shall thereafter be retained.

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.

Before the extensions hereby permitted are first occupied, the bedroom windows in the first-floor southern wall shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration, and have their cill height set at a minimum of 1.7 metres above the floor level of the bedroom, 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.

### **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**

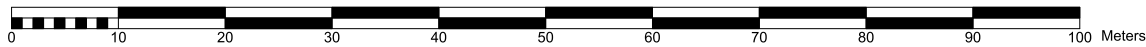
# PA/2023/1975 Proposed layout (not to scale)



Block Plan Existing



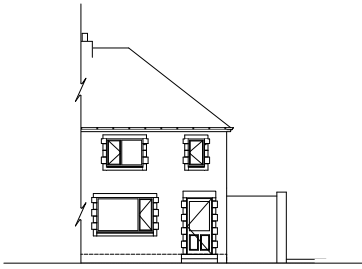
Block Plan Proposed



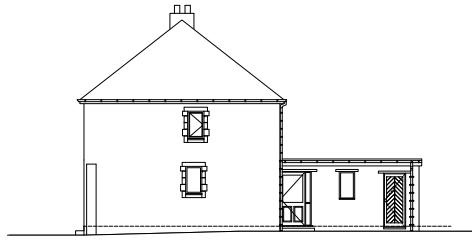
<p>Client: Mr &amp; Mrs. M. Bodle.</p> <p>Address: 3 Belton Gate Villas, Belton Road, Epworth North Lincolnshire,  DN19 1JW</p>		<p>© Crown Copyright and database rights 2023 OS 100047474.</p>
<p>Drawing Name: Block Plans</p>	<p>Date: 10/12/2023</p>	<p>Drawn By: AAR</p> <p>Scale: 1:500 @ A3    Dwg No: MHB005</p>



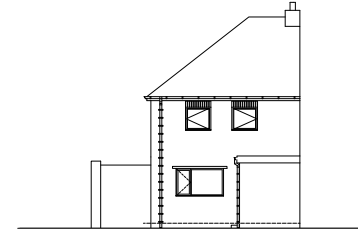
# PA/2023/1975 Existing plans and elevations not to scale)



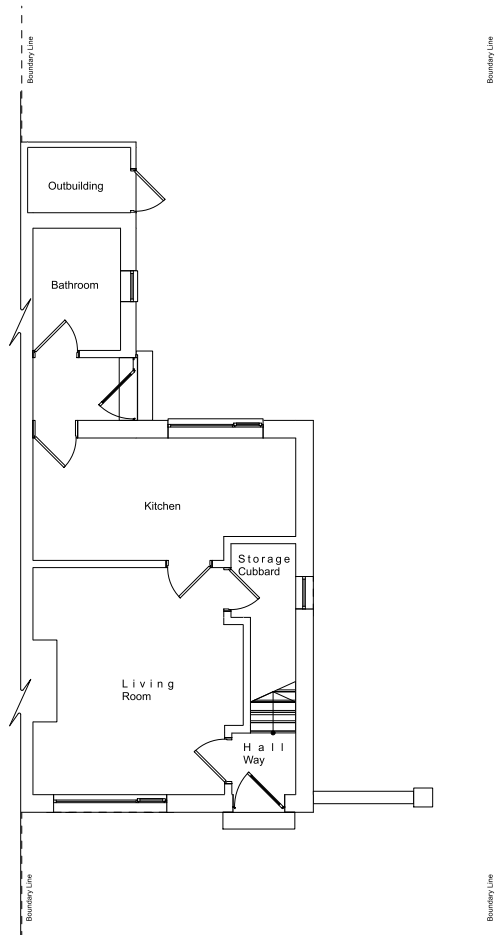
FRONT (WEST) ELEVATION



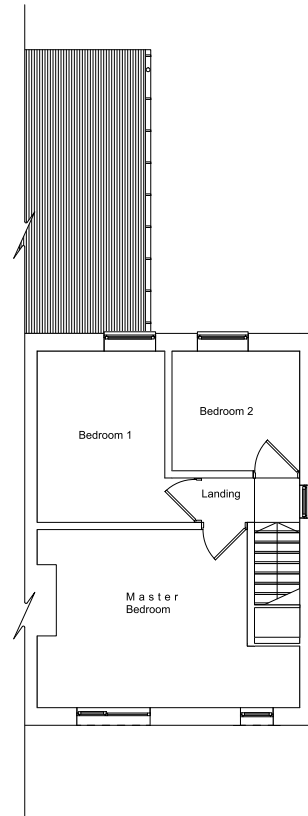
SIDE (SOUTH) ELEVATION



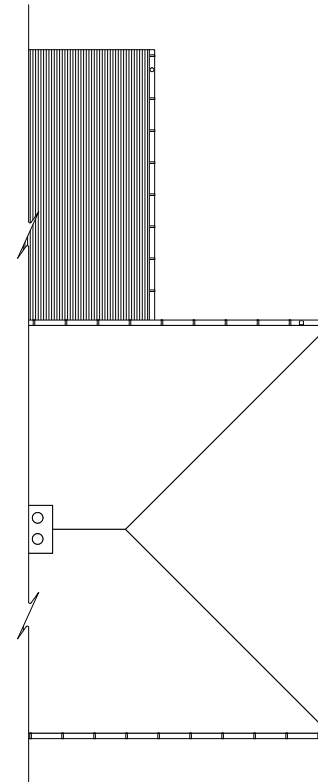
BACK (EAST) ELEVATION



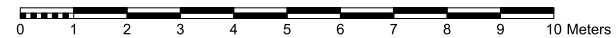
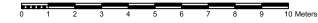
GROUND FLOOR



FIRST FLOOR

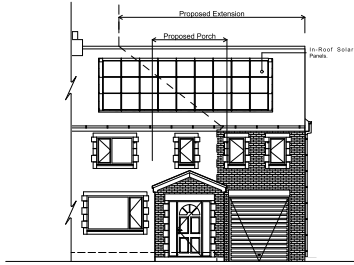


ROOF

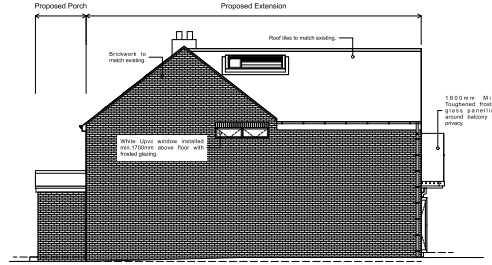


General Notes		
Use figured dimensions only. Contractor to check all dimensions and levels on site before work commences and report any discrepancies.		
No.	Revision/Issue	Date
<p><b>Project:</b> 2 Story Side Extension, Back Extension and alterations.</p>		
<p><b>Client Name and Address:</b> Mr &amp; Mrs M Bodle 3 Belton Gates Villas, Belton Road, Epworth, North Lincolnshire, DN19 1JW</p>		
<p><b>Title:</b> Survey Dwg - Floor, Roof Plans and Elevations</p>		
Date: 22/11/2023	Dwg No: MHB001	
Scale: 1/50 & 1/100	Paper Size: A1	Drawn By: AAR

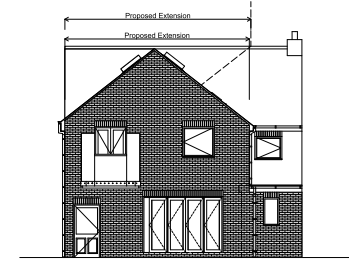
# PA/2023/1975 Proposed elevations (not to scale)



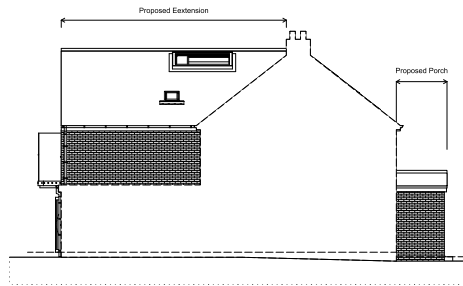
FRONT (WEST) ELEVATION



SIDE (SOUTH) ELEVATION



BACK (EAST) ELEVATION



SIDE (NORTH) ELEVATION



A1 - A1 SECTION

**General Notes**

Use figured dimensions only. Contractor to check all dimensions and levels on site before work commences and report any discrepancies.

No.	Revision/Issue	Date
A	Rear Balcony altered to add Frosted Glazing.	12/01/2024

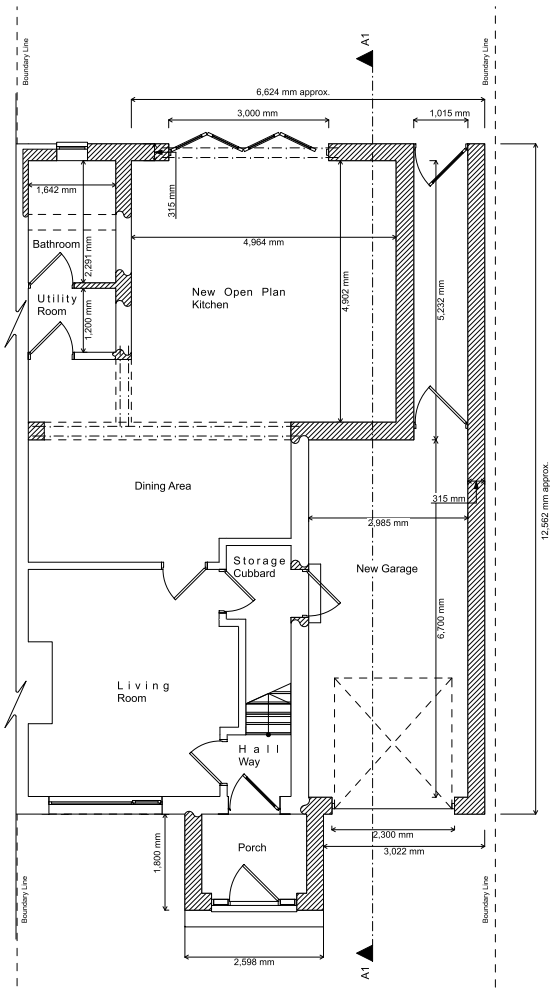
**Project:**  
2 Story Side Extension, Back Extension and alterations.

**Client Name and Address:**  
Mr & Mrs M Bodle  
3 Belton Gates Villas,  
Belton Road,  
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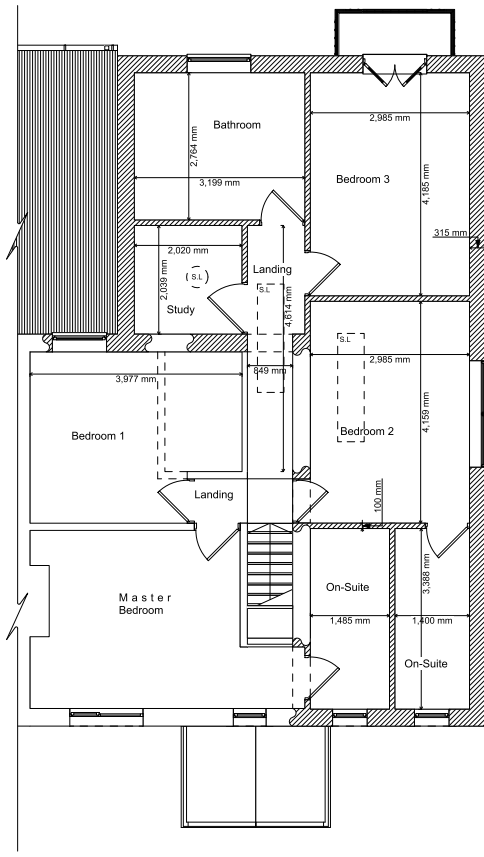
<b>Title:</b> Design Dwg - Elevations and Section	
<b>Date:</b> 22/11/2023	<b>Dwg No:</b> MHB003A
<b>Scale:</b> 1/100	<b>Drawn By:</b> AAR



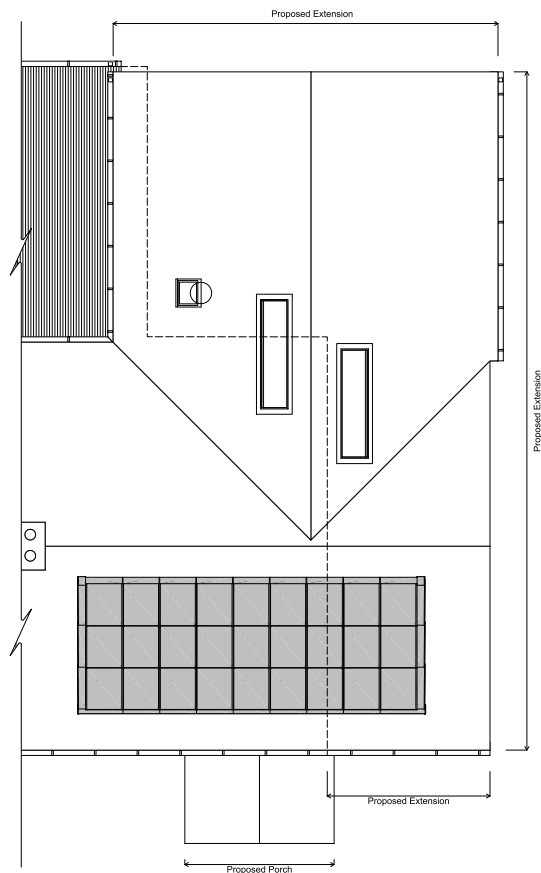
# PA/2023/1975 Proposed floor plans (not to scale)



GROUND FLOOR



FIRST FLOOR



ROOF



**General Notes**  
 Use figured dimensions only. Contractor to check all dimensions and levels on site before work commences and report any discrepancies.

No.	Revision/Issue	Date
A	Rear balcony altered to add Frosted Glazing.	12/01/2024

**Project:**  
 2 Story Side Extension, Back Extension and alterations.

**Client Name and Address:**  
 Mr & Mrs M Bode  
 3 Belton Gates Villas,  
 Belton Road,  
 Epworth,  
 North Lincolnshire,  
 DN19 1JW

**Title:**  
 Design Dwg - Floor and Roof Plans

Date: 22/11/2023	Dwg No: MHB002A
Scale: 1/50	Drawn By: AAR