

APPLICATION NO	PA/2023/1982
APPLICANT	Mr & Mrs J Copeland
DEVELOPMENT	Planning permission for a pergola structure and 8m flagpole
LOCATION	8 Pyewipe Farm, Redbourne, DN21 4TG
PARISH	REDBOURNE
WARD	Ridge
CASE OFFICER	Daniel Puttick
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Redbourne Parish Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 8 Promoting healthy and safe communities
- 12 Achieving well-designed and beautiful places

North Lincolnshire Local Plan:

- DS1 General requirements
- DS5 Residential extensions
- RD2 Development in the countryside
- RD10 Replacement, alteration and extensions to dwellings in the open countryside
- 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

CS25 Promoting sustainable transport

Housing and Employment Land Allocations DPD:

PS1 Presumption in favour of sustainable development

Supplementary Planning Guidance SPG1

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 Spatial strategy for North Lincolnshire

SS3 Development principles

SS11 Development limits

T1 Promoting sustainable transport

T3 New development and transport

DM1 General requirements

CONSULTATIONS

Highways: No objections or comments.

LLFA/Drainage Team: No objections or comments.

PARISH COUNCIL

Redbourne Parish Council initially raised no objections to the proposal. Further comments were received on 21 February 2024, stating:

“Taking into account neighbour’s objections due to the size of the structure, Redbourne PC wishes to change its comments to object.”

PUBLICITY

A site notice has been displayed and two letters of objection have been received from neighbouring residents. The following is a summary of the material considerations raised:

- The building is in close proximity to the boundary.

- The building is tall and imposing. It blocks light and invades privacy.

ASSESSMENT

Planning history

PA/2009/1473: Planning permission to erect a rear conservatory – approved with conditions 15/02/2010

PA/2019/852: Planning permission to erect a single-storey side extension – approved with conditions 05/07/2019

Site characteristics

The site comprises an existing semi-detached property which has been altered and extended to the site and rear. The site is within the countryside between the settlements of Redbourne and Waddingham, and is one of a small handful of properties near Pyewipe Farm. The properties in this location are generally semi-detached and have south-facing rear aspects which look out across open agricultural land.

Proposal

Planning permission is sought for the construction of an ancillary structure constructed of timber with concrete roofing tiles providing a covered outdoor seating area at the property. The structure has been constructed at the site and planning permission is therefore being sought retrospectively.

The structure is located to the rear of dwelling and sits next to the boundary with 7 Pyewipe Farm to the west. It has a mono-pitched roof sloping away from the boundary with the adjacent property, and makes provision for the drainage of rainwater within the application site. The structure is open on three sides, and raised slightly from external ground level providing airflow beneath the structure.

Planning permission is also sought to construct an 8m flagpole within the front garden of the property. This aspect of the development has not yet been undertaken.

Material considerations

Planning permission is sought for the construction of a detached outbuilding within the curtilage of 8 Pyewipe Farm. The Town and Country Planning (General Permitted Development) Order 2015 (as amended) (“the GPDO”) is a significant material consideration in the determination of this application.

Class E of Part 1 of Schedule 2 of the GPDO provides permitted development rights for the construction of outbuildings within the curtilage of residential dwellings. The permitted development right allows for “the provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.”

Development is not permitted under Class E in instances relevant to this application where:

- the total area of ground covered by the buildings would exceed 50% of the total area of the curtilage of the dwelling;
- any part of the building would be situated on land forward of the principal elevation of the dwelling;
- the building would have more than a single storey;
- the height of the building would exceed 4 metres in the case of a building with a dual pitched roof, 2.5m in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwelling, or 3 metres in any other case;
- the height of the eaves of the building would exceed 2.5m; or
- the building would be situated within the curtilage of a listed building.

In this instance planning permission is required for the construction of the proposed structure as it comprises the construction of a building within 2m of the boundary of the property where the height of the building exceeds 2.5m. The structure as erected measures 3.4m at its highest point, with the roof sloping away within the site to a height of 2.35m.

The application involves works within the curtilage of an existing dwelling within the countryside. The principle of altering and extending properties within the countryside is acceptable in accordance with policy RD10 of the North Lincolnshire Local Plan, subject to a number of requirements.

The main issues in the determination of this application are:

- **design and impact on the character and appearance of the area; and**
- **impacts on residential amenity.**

Design and impact on the character and appearance of the area

Policy CS5 of the Core Strategy states that 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 policy stating that 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.

Policy DS1 of the local plan seeks to ensure that proposals are sympathetic in design, scale and materials to the existing dwelling and its neighbours, and seeks that materials and finished do not contrast markedly with those of the original building or neighbouring properties.

Policy DS5 of the local plan provides design criteria for new residential extensions, and generally seeks to ensure proposals are in keeping with their surroundings. 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. It also states that the proposals should also be sympathetic in

design, scale and materials to the existing dwelling, and should not use materials or finishes which contrast markedly with those of the original building or neighbouring properties.

Policies RD2 and RD10 both seek to ensure that development is not detrimental to the character and appearance of the open countryside, with policy RD10 seeking that all new construction is of a high standard of design and that the appearance or use of the dwelling as extended will not adversely affect the amenity of local residents or the appearance of the locality.

Supplementary guidance is provided within SPG1, which provides guidance specific to house extensions including outbuildings and garages. It generally seeks to ensure new development proposals are appropriate in design and in keeping with the character of the property, rather than appearing as an afterthought without dominating the original building in scale, materials or situation.

The proposed outbuilding is located to the rear of the existing dwelling and is not a prominent feature within the street scene. Views of the outbuilding can be achieved from the private road leading to the site; however, any views would be fleeting and would see the bulk of the structure obscured by existing boundary treatments or the existing dwelling. The roof of the structure would be visible; however, for these reasons, the development would not appear as a prominent feature within the street scene and would not adversely affect the character and appearance of the area.

The flagpole is proposed in the front garden of the property which is enclosed by large timber fences. By virtue of its design, the flagpole would be readily visible within the street scene; however, given the presence of another existing flagpole within the curtilage of a nearby property, it would not appear out of keeping or at odds with its surroundings. Given the isolated location of the site and the slender design of the structure, the addition of a further flagpole in this location would not be considered to result in harmful impacts upon the character and appearance of the area which would justify withholding planning permission.

Concerns are raised by neighbouring residents in respect of the scale of the building in relation to the boundary treatments. It is acknowledged that the structure would rise above existing boundary treatments; however, for reasons set out above, the effects of the development on the character and appearance of the area would not be considered to be harmful.

Having regard to the above, the design of the proposed development is considered to be appropriate in its context. The building would not appear as a prominent feature within the street scene and would therefore be considered to maintain the character and appearance of the area in this location. The proposals are therefore considered to be acceptable in accordance with policies DS1, DS5, RD2 and RD10 of the North Lincolnshire Local Plan, policy CS5 of the North Lincolnshire Core Strategy and the aims of the NPPF.

Impacts on residential amenity

Policy DS1 of the local plan states, in relation to amenity, that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Policy DS5 of the local plan provides design criteria for new residential extensions, and generally seeks to ensure proposals are in keeping with their surroundings. 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. It also states that development should not cause overshadowing as a result of the height and depth of the extension blocking daylight and sunlight, particularly in the case of two-storey extensions located on or close to the boundary.

Policy RD10 of the local plan specifically seeks to ensure that the appearance of the dwelling as extended does not adversely affect the amenity of local residents.

Paragraph 135 of the NPPF indicates that planning policies and decisions should ensure that, amongst other requirements, developments create places which are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The letters of objection received raise concerns relating to perceived impacts on residential amenity, in particular with regard to privacy and scale. The application has been supported by detailed plans, including photographs of the structure as built on site. Based on the information provided within the application and from the officer's findings during a visit to the site, it is not considered that the scale, layout or design of the outbuilding would unduly compromise the living conditions of occupants of the neighbouring property to the west of the application site.

Whilst the development rises above the boundary with the neighbouring property, given its small scale and the arrangement of properties in this location, the extent of potential light loss would be very limited and not to the extent that would prejudice enjoyment of the neighbouring property. Similarly, although rising above the boundary, the structure is not of a size which would result in harmful impacts for occupants of the adjoining property caused by overbearing impact or loss of outlook. Whilst the presence of the structure will result in change to the environment around the neighbouring property, these changes would not be considered to result in diminished standards of living accommodation at the adjacent dwelling.

The structure is enclosed on the side which abuts the boundary with the neighbouring property. Although concerns have been raised with regard to potential loss of privacy, the design of the structure would ensure no overlooking or privacy issues would arise.

Having regard to the above, it is considered that the proposed development would not result in unacceptable adverse impacts upon living conditions for occupants of nearby residential properties. The proposals are considered to be acceptable and in accordance with policies DS1, DS5, RD2 and RD10 of the North Lincolnshire Local Plan, supplementary planning guidance in relation to household extensions and the aims of the NPPF.

Conclusion

Having regard to the above, it is considered that the proposed development would not result in unacceptable adverse impacts upon living conditions for occupants of nearby residential properties. The structure is small in scale and the design of the development

would not result in adverse impacts upon the character and appearance of the area. Given the presence of another flagpole locally, the introduction of a further flagpole would not appear at odds with its surroundings and is therefore considered acceptable.

It is therefore recommended that planning permission be granted subject to conditions. As the development has already commenced on site, a condition requiring the development to be implemented within three years to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) is not necessary. A condition specifying the approved plans is necessary in the interests of clarity and proper planning.

RECOMMENDATION Grant permission subject to the following condition:

1.

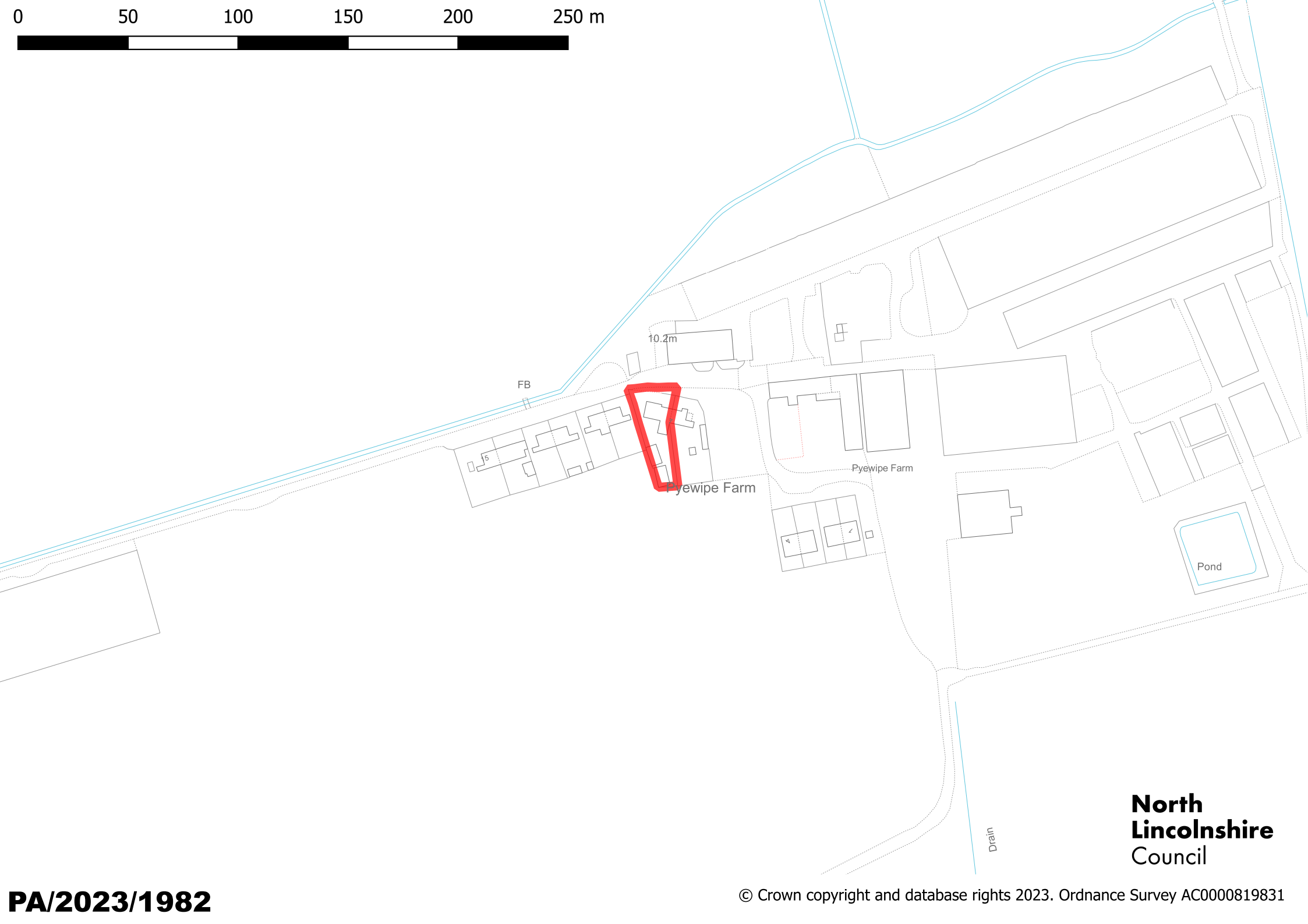
The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 1507.01, 1507.02 and 1507.05.

Reason

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

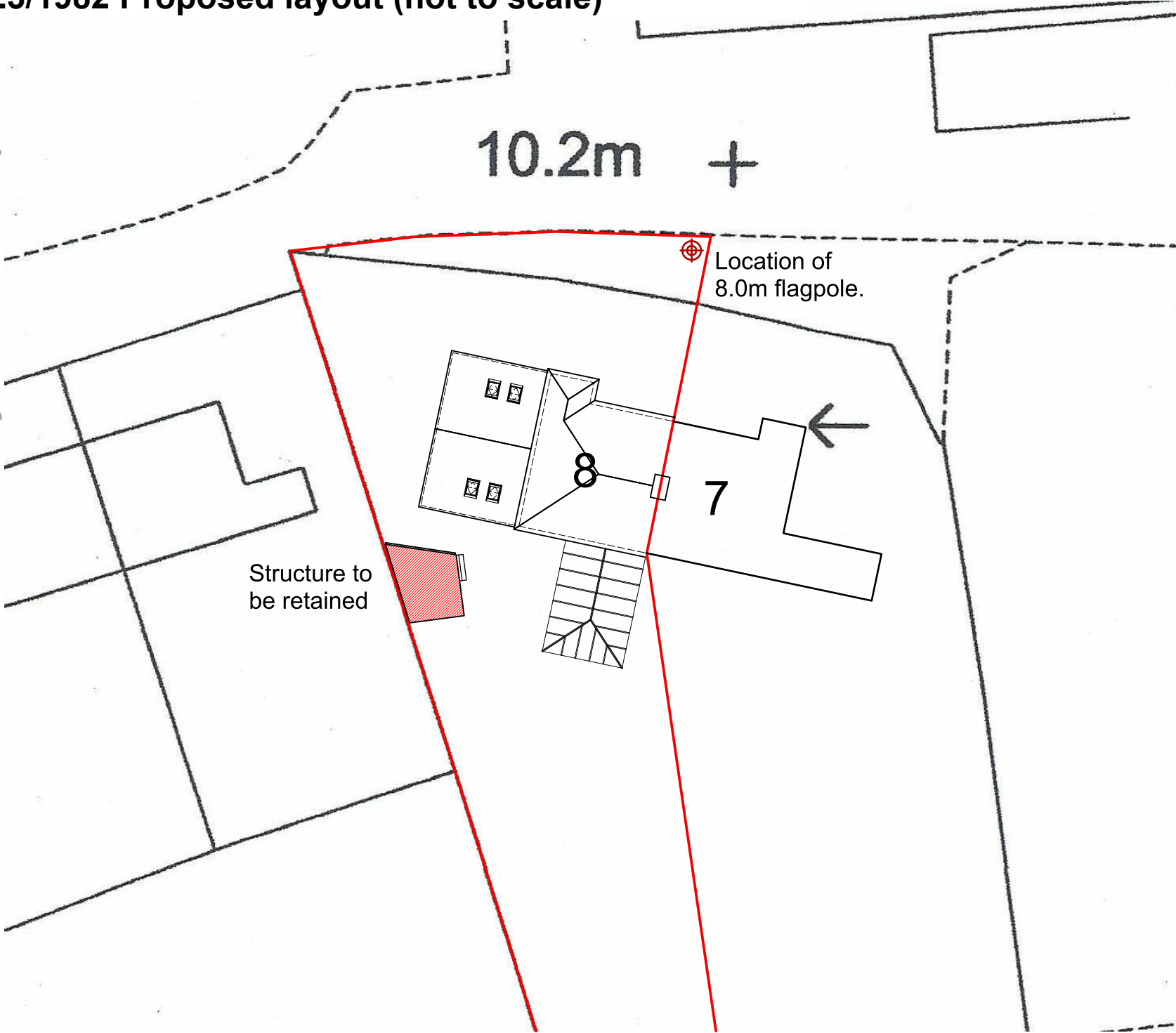
Informative

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.



PA/2023/1982 Proposed layout (not to scale)

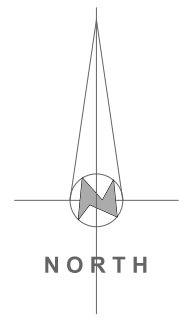
Site Layout as Proposed



DO NOT SCALE FROM THIS DRAWING.

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Revision	Date



Planning Application

Project
 Proposed Pergola Structure and
 8.0m Flagpole
 8 Pyewipe Farm
 Waddingham
 Gainsborough

Client
 Mr. and Mrs. J. Copeland

ADS

**Architectural Design Services
(Scunthorpe) Ltd**

3 Conway Square
Scunthorpe
North Lincolnshire
DN15 8JN

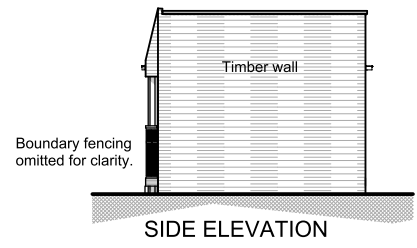
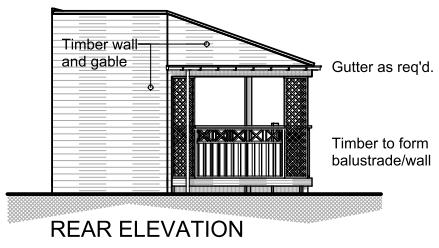
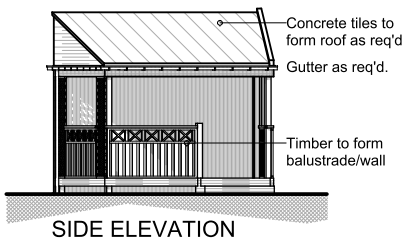
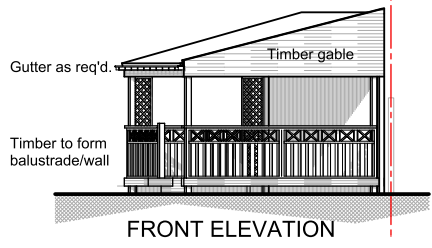
TEL - 01724 869428
EMAIL - info@ads-scunthorpe.co.uk

Date	December 2023
Scale	1:200 @ A3
Drawn	A. Cheffings
Drawing Nr.	Revision

1507.02 -

PA/2023/1982 Proposed structure (not to scale)

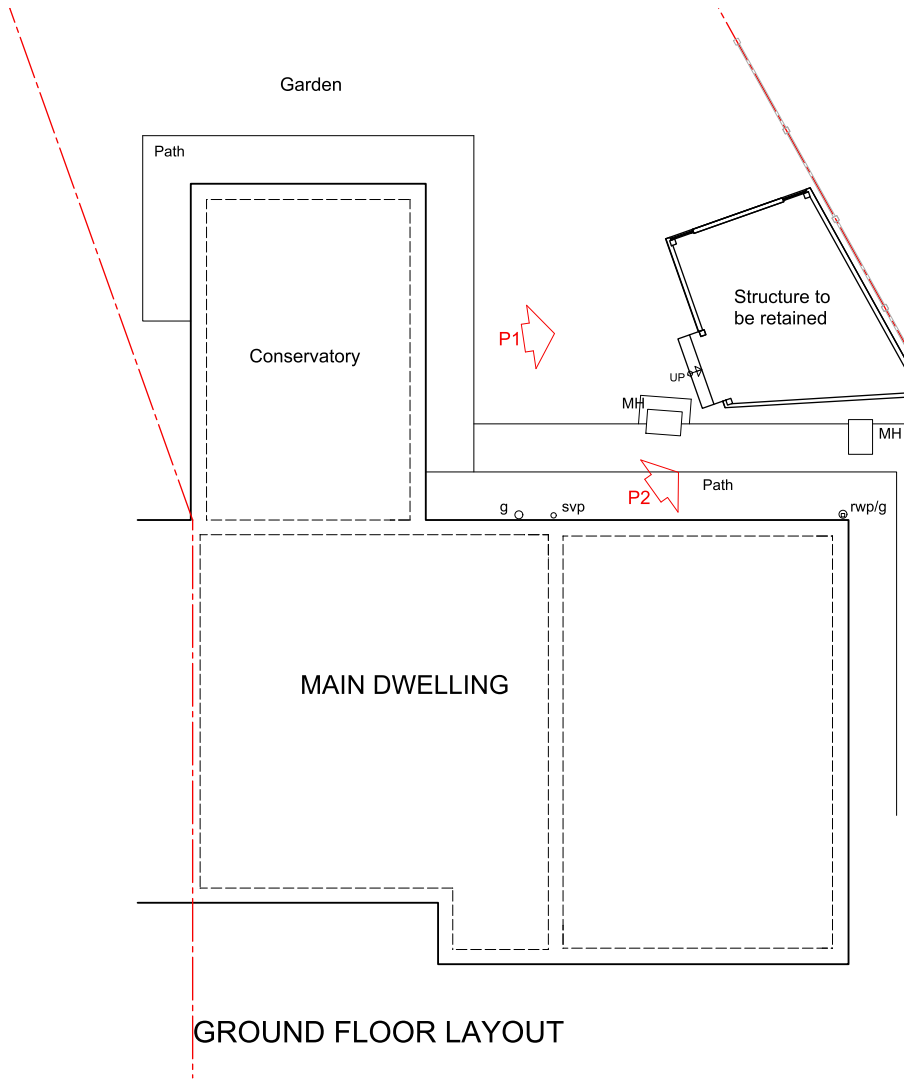
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Structure as Proposed



P1 - photograph 1



P2 - photograph 2

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ADS Architectural Design Services (Scunthorpe) Ltd
 3 Conway Square
 Scunthorpe
 North Lincolnshire
 DN15 8UN
 TEL - 01724 869428
 EMAIL - info@ads-scunthorpe.co.uk

Date December 2023
Scale 1:100 @ A3
Drawn A. Cheffings

Drawing Nr. 1507.01
Revision -