

APPLICATION NO	PA/2024/69
APPLICANT	Mr S Davidovs
DEVELOPMENT	Planning permission to erect a two-storey extension, garage and alterations
LOCATION	Hawthorn Cottage, Butterwick Road, Messingham, DN17 3AU
PARISH	MESSINGHAM
WARD	Messingham
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
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 12 Achieving well-designed and beautiful places
- 14 Meeting the challenge of climate change, flooding and coastal change

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
- 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 (2016): The site is unallocated and outside the development limits of Messingham as shown on the Proposals Map. The site is therefore within the open countryside.

PS1 Presumption in favour of sustainable development

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 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

CONSULTATIONS

Highways: No objections but recommend an informative.

LLFA Drainage: No objection or conditions recommended, but would like to make the following informative comment:

It is noted that the proposed soakaway is located in close proximity to a pond feature that may conflict with the soakaway.

PARISH COUNCIL

No objections to this application.

PUBLICITY

A site notice has been displayed – no comments received.

ASSESSMENT

Planning history/designations

The application site:

PA/2005/1571: Application to discharge existing agreements originally made under Section 52 of the Town and Country Planning Act 1971 (now Section 106 of the Town and Country Planning Act 1990) relating to the spreading of chicken manure in accordance with a specified scheme of disposal in relation to planning permission references 7/273/87, 7/274/87, 7/705/87 on land at Messingham Common in the parish of Messingham – approved 24/05/2006

Land to the west:

PA/2005/1571: Application to discharge existing agreements originally made under Section 52 of the Town and Country Planning Act 1971 (now Section 106 of the Town and Country Planning Act 1990) relating to the spreading of chicken manure in accordance with a specified scheme of disposal in relation to planning permission references 7/273/87, 7/274/87, 7/705/87 on land at Messingham Common in the parish of Messingham – approved 24/05/2006

PA/2019/1408: Planning permission to erect a two-storey rear extension – approved with conditions 07/10/2019

PA/2006/0012: Application to modify existing agreements originally made under Section 52 of the Town and Country Planning Act 1971 (now Section 106 of the Town and Country Planning Act 1990) relating to the spreading of chicken manure in accordance with a specified scheme of disposal in relation to planning permission references 7/273/87, 7/274/87, 7/705/87 on land at Messingham Common in the parish of Messingham – withdrawn 09/03/2006.

The site is within SFRA flood zone 3(a).

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 located off Butterwick Road and relates to an existing detached rendered property. The existing property has not previously been extended and is in need of improvements in terms of its external appearance (render).

Permission is sought for the construction of a two-storey rear extension as well as a garage extension to the south, and other external alterations.

The plot is a good size and the main proposal is set away from neighbouring properties. The front of the property is on the boundary with the existing highway. The proposal largely affects the rear of the property, whilst a small single-storey extension is proposed to the side (west). The site is within a countryside location. White Cottage, a large detached property, is located to the west.

The current window arrangements on the front elevation are not symmetrical and the application seeks to create an element of symmetry to the windows on this elevation.

The property will include a large void space at second floor to the rear, above an open plan kitchen/living/dining area. Alterations are proposed to the existing first floor to create a larger landing and bedrooms whilst the ground floor will include a new large open plan kitchen/living/dining room, garage and gym space.

The following considerations are relevant to this proposal:

- **principle of development**
- **residential amenity**
- **appearance/quality of design**
- **flood risk/drainage.**

Principle of development

The site is outside the settlement limits for Messingham and therefore open countryside policies apply. Policy RD2 strictly controls development within the open countryside. The policy allows development which is for the replacement, alteration or extension of an existing dwelling.

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

Residential amenity

Saved policy DS5 of the North Lincolnshire Local Plan (2003) 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.

Policy RD10 requires 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 seeks planning permission for a two-storey rear extension, single-storey garage extension and other external alterations. The site is within the open countryside, set within a good sized plot with private gardens to the rear, a good distance from the nearest residential property. The property to the west has recently received permission for a rear extension with balcony but it is considered to be far enough off the boundary to not result in any issues of overlooking.

The development will include changes to windows on the front elevation; however, these are not considered to result in any amenity impacts. Two large windows are proposed at first floor of the rear extension (eastern elevation) and whilst these will face the adjacent property (White Cottage) to the west, it is considered to be set far enough away so as not to result in any overlooking impacts. It is also worth noting that the windows will be over a void space and the owners of the application site will not be able to achieve views out of these windows – they are largely there to flood the space with light.

New windows are proposed on the rear elevations which overlook the private garden and wider countryside.

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

Character/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 policies also seek to improve the quality of design across North Lincolnshire.

Policy RD10 relates to replacement, alteration and extensions to dwellings in the open countryside and requires the volume of the proposed extension to not exceed 20%, the original dwelling continuing to 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 has a volume of approximately 550m³. The proposed extensions volume equates to approximately 1,135m³. This equates to a 106.36% increase which is 86.36% over the policy requirements. Whilst the policy is relevant, each case should be taken on its own merits. The property sits within a large plot within the open countryside and it is considered that the proposed development provides an opportunity to render the existing property and give a uniform appearance to the front and rear elevations. Whilst the fenestrations might be modern in their appearance, the proposals do allow for the retention of the existing character which is of a rendered detached property. The proposals will allow the modernisation of this existing property, creating larger bedrooms and landing space at first floor and a large open-plan kitchen/living and dining space at ground floor. The development also includes an attached garage.

The majority of the additional volume is created to the rear of the existing property and has been carefully designed to consider neighbouring properties and this countryside location. Views of the extended property will be visible from Butterwick Road; however, these are considered to have a positive impact on this countryside location. Whilst modern openings have been introduced into the property, the style of the extension reflects the design of the original form and style of the host property.

Following a site visit and review of the plans package, it is evident that the property is in need of improvement, especially in terms of the existing render. The proposal will provide an opportunity to update the existing property and give a uniform appearance to all its elevations. The applicant has worked with the case officer to step back the single-storey

garage to allow it to be viewed as subservient to the host property and not detract from the original character and form. The view of the proposals from the main street scene are considered to have a positive impact within this location. It is worth noting that an old chimney pot appears to have already been removed from the roof of the property but there is evidence of the existing chimney stack/breast on the eastern elevation. The proposals indicate that this chimney stack will be removed and whilst this feature will be lost the eastern elevation will be finished to a high standard and include a level rendered finish.

The proposals are considered to be designed to a high standard, the applicant has sought to create symmetry through the positioning of windows throughout the property and whilst modern they are considered appropriate for this location and do not detract from the form and character of the original property. The front elevation includes a feature window which adds interest whilst maintaining the original form of the property.

A materials schedule has been provided as part of the plans package as follows:

- Render: pale grey/off-white self-coloured render
- Roof tiles: dark grey interlocking concrete roof tiles
- Windows: dark grey UPVC/aluminium windows and doors
- Rainwater goods: black UPVC rainwater goods.

The plans also confirm the proposed boundary treatments which will include the demolition of part of the existing boundary wall to be replaced by the proposed garage extension. A new 2m high close-boarded fence will be erected along the eastern boundary, whilst the existing western and southern boundary fence/hedge will be retained.

The proposed works seek to reflect the style and character of the form of the existing property whilst introducing more modern contemporary features including large windows to the front, side and rear elevations. The existing property is traditional in its appearance and whilst in a prominent roadside position its low key status and design blends well into this countryside location. The property is unobtrusive. The proposed design will introduce a very large traditional extension with modern contemporary features into this countryside location. Views of the development will be achieved from the existing highway as well as the surrounding landscape; however, this will be minimal due to the development being largely to the rear.

It is considered that, whilst the development is contrary to policy RD10 in terms of exceeding the 20% volume allowance, the applicant has sought to create a design which addresses the form and character of the existing property whilst introducing modern subtle features through new window openings. The proposed works are considered to be sympathetic to the host property as well as to the wider street scene, are high quality, will add interest and will not result in any amenity impacts. It is considered that the proposal would align with policies RD10, DS5 and CS5.

Highways

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by 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 applicant seeks to create a two-storey extension and single-storey garage to an existing residential property. Highways do not have any comments or objections. There are no concerns regarding highway safety given the proposals relate to an existing property and do not occur within the main highway.

Access to the garage would be via an existing access into the site.

It is therefore considered, subject to inclusion of the suggested informative, that the scheme is in accordance with policies T2 and T19 of the local plan.

Drainage and flood risk

The LLFA Drainage team have considered the proposals and do not have any comments or objections at this time.

Policy DS16 of the local plan states that development will not be permitted within floodplains where it would:

- (i) increase the number of people or buildings at risk; or
- (ii) impede the flow of floodwater; or
- (iii) impede access for the future maintenance of watercourses; or
- (iv) reduce the storage capacity of the floodplain; or
- (v) increase the risk of flooding elsewhere; or
- (vi) undermine the integrity of existing flood defences unless adequate protection or mitigation measures are undertaken.

Policy CS19 of the Core Strategy notes that the council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere.

The NPPF requires that a site-specific flood risk assessment (FRA) should accompany all planning applications for development proposals of 1 hectare or greater in flood zone 1 and all proposals for new development in flood zones 2 and 3. The FRA should identify and assess the risks of all forms of flooding to and from the development and should demonstrate how these risks will be managed, taking climate change into account.

Sections 7.19 and 7.20 of the SFRA June 2022 refers to minor development and states that minor development does not require either the sequential test or the exception test. Minor development is defined as:

'Householder development: Sheds, garages, games rooms etc. within the curtilage of the existing dwelling as well as physical extensions to the existing dwelling (noting that any proposal to create a separate dwelling within the curtilage of the existing dwelling, e.g. subdivision of a house into flats, is excluded).'

In relation to advice for minor extensions, the Environment Agency's standing advice confirms that a plan should be provided showing the finished floor levels and the estimated flood levels. The advice also requires the floor levels to be either no lower than existing

floor levels or 300 millimetres (mm) above the estimated flood level. There is also a need for applicants to use flood resistant materials up to at least 300mm above the estimated flood level.

The applicant has provided a completed an Environment Agency flood zone table, confirming that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. They also confirm that details of any flood proofing/resilience and resistance techniques will be included in accordance with 'Improving the flood performance of new buildings' CLG (2007).

It is considered that with an appropriately worded condition the proposed development is acceptable in terms of flood risk.

Conclusion

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

- Site Plans - 1898.02 Rev. A

- Existing and Proposed Plans - 1898.01 Rev. A.

Reason

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

3.

Notwithstanding the hereby approved plans (condition 2 above), finished floor levels within the proposed development shall be set no lower than the existing finished floor levels of the property, and flood proofing of the proposed development shall be incorporated where appropriate. The applicant shall confirm completion of the approved scheme in writing to the local authority within one month thereafter.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

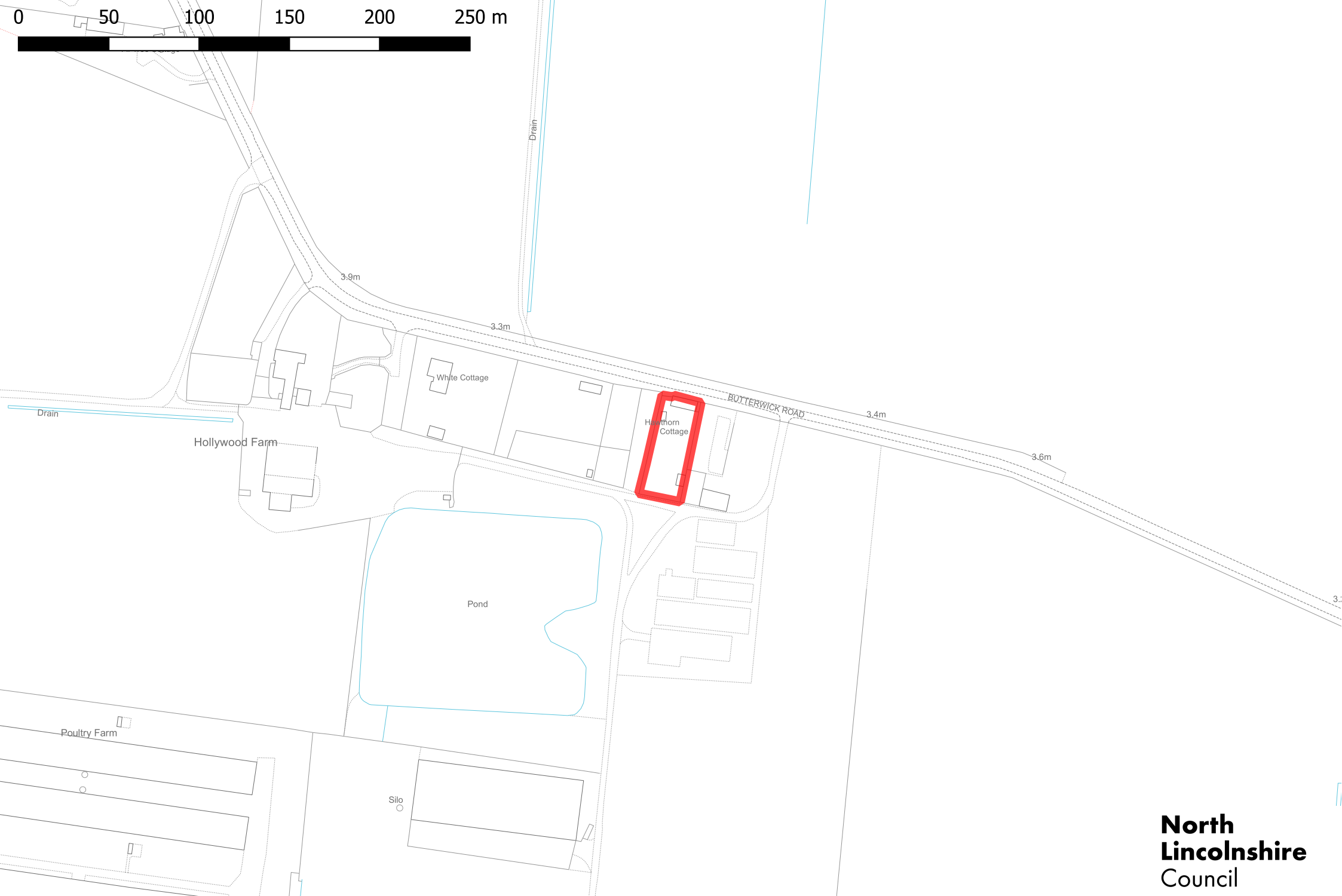
Informatives

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.

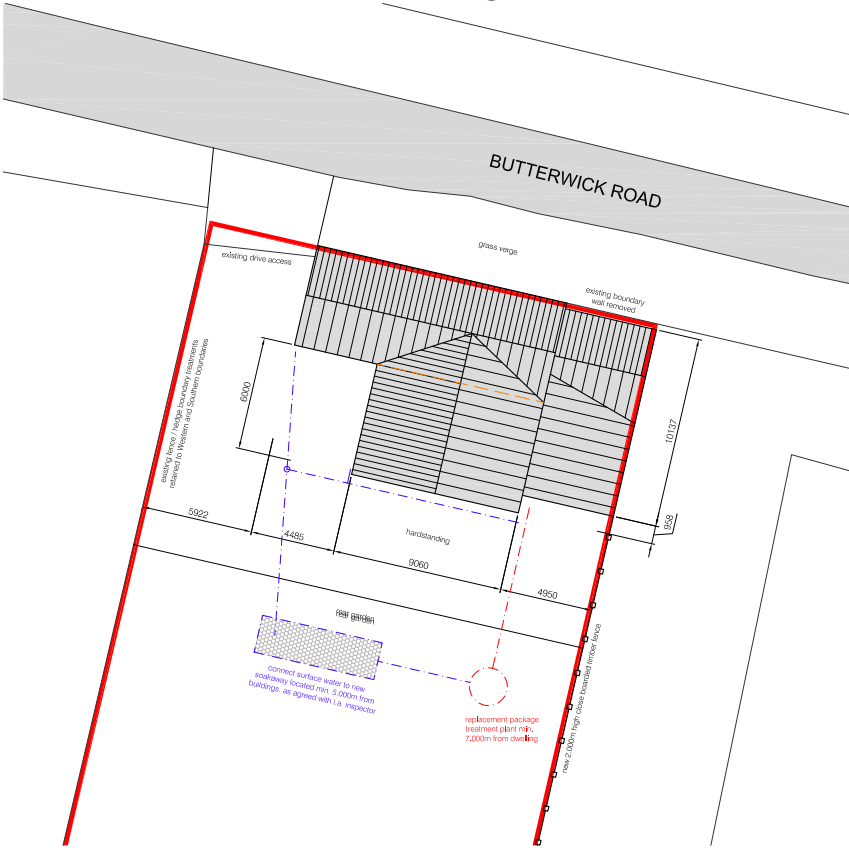
2.

It is noted that the proposed soakaway is located in close proximity to a pond feature that may conflict with the soakaway. Should any issues arise please contact the LLFA Drainage Team at North Lincolnshire Council.



**North
Lincolnshire
Council**

PA/2024/69 Proposed layout (not to scale)



Proposed Site Plan
scale 1:200

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 within these drawings or associated documents are to be notified to keystonearchitecture.

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

All materials shall be fixed, applied or mixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.

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 NOTICE(S)

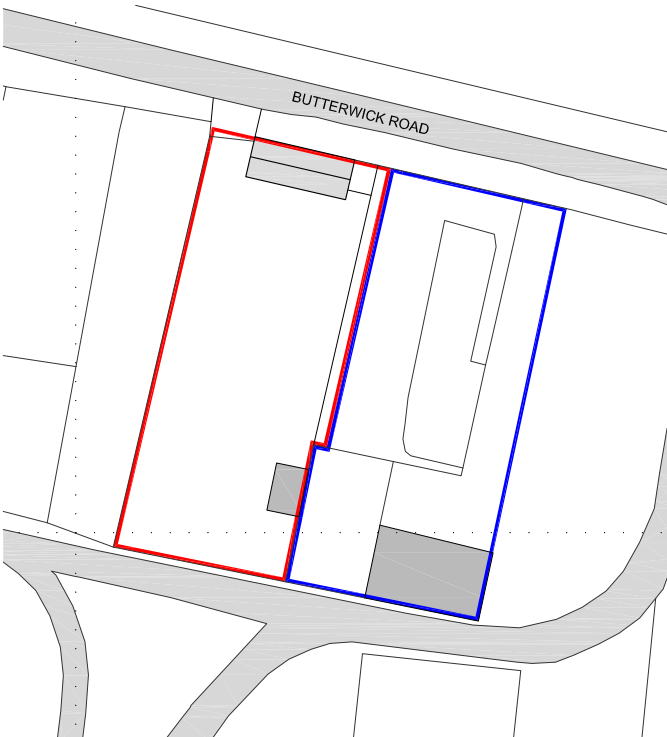
Building astride (A) or against (B) the boundary line:

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

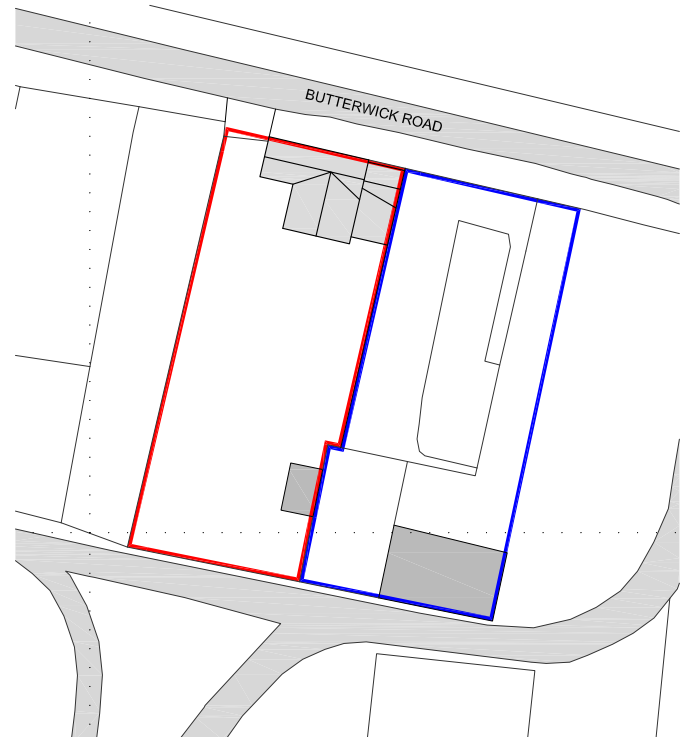
Excavating near neighbouring buildings:

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 drawn at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.



Existing Block Plan
scale 1:500



Proposed Block Plan
scale 1:500

NOT FOR CONSTRUCTION

A	Step Back Added to Single Storey	14/03/24
rev	amendment	date
Proposed Extensions	title	Site Plans
Hawthorn Cottage	stage	Planning
Butterwick Road,	scale	as shown
Messingham		drawn by JCB
		dwg. no. 1898.02 rev A
		drawn January 24



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PA/2024/69 Existing and proposed plans (not to scale)

NOTES:

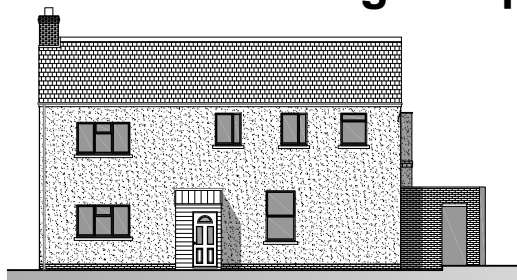
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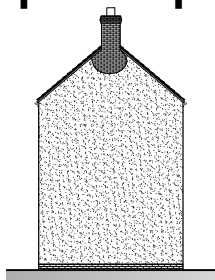
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The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specifications.

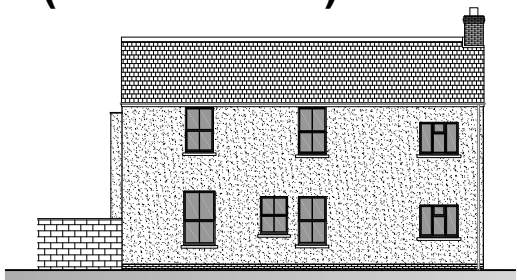
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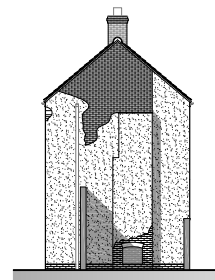
Existing South Elevation



Existing West Elevation



Existing North Elevation



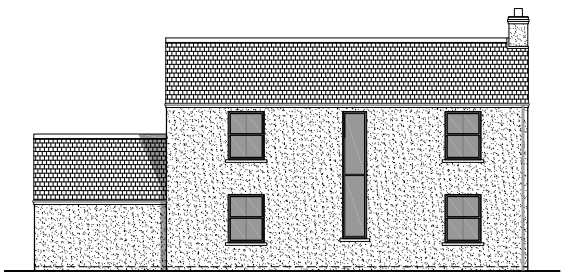
Existing East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed North Elevation



Proposed East Elevation

PARTY WALL NOTICE(S)

Building astride (A) or against (B) the boundary line:

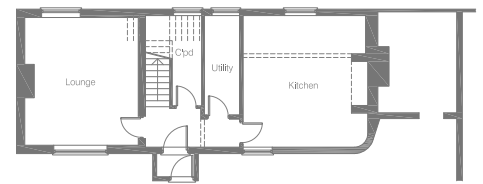
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Excavating near neighbouring buildings:

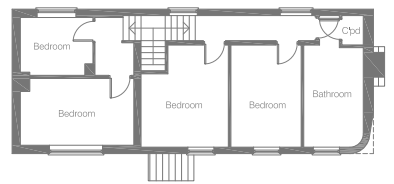
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If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line down at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

Existing Ground Floor



Existing First Floor



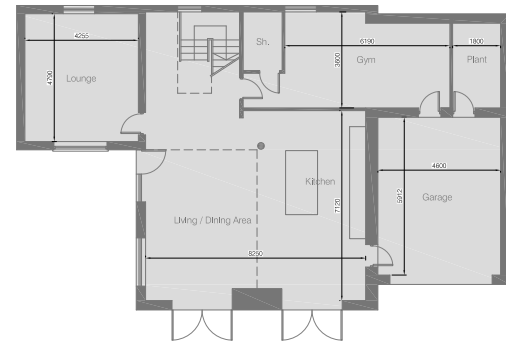
Material Schedule:

Render: Pale Grey / Off-White Self Coloured Render
 Roof Tiles: Dark Grey Interlocking concrete roof tiles
 Windows: Dark Grey uPVC / aluminium windows and doors
 Rainwater Goods: Black uPVC rainwater goods
 Balcony: Stainless Steel & Glass Balustrade

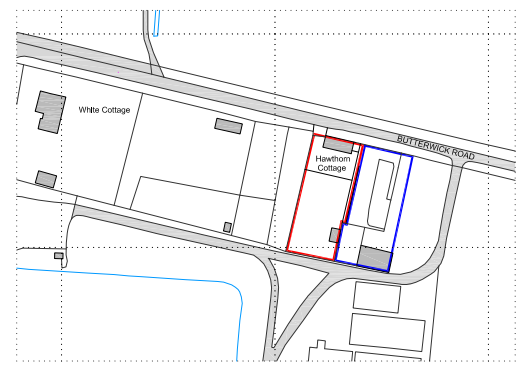
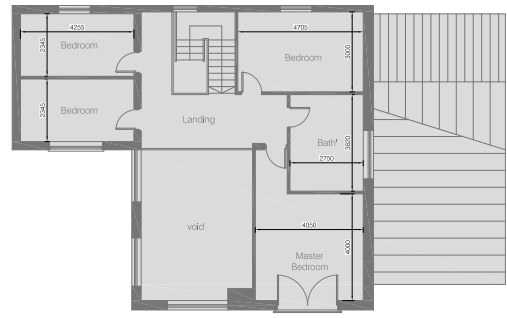
Building Volume Calculations:

Existing Building: 550m³
 Proposed Building: 1,135m³

Proposed Ground Floor



Proposed First Floor



1:1250

0m 25m 50m 75m 100m 125m

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Location Plan
scale 1:1250

NOT FOR CONSTRUCTION

A	Step Back Added to Single Storey	14/03/24
rev	agreement	date
Proposed Extensions	Site	Ex. & Pl. Plans
Havelton Cottage	stage	Planning
Bullerwick Road,	scale	1:1250 & as shown
Messingham	drawn by	JCB