

APPLICATION NO PA/2020/2050

APPLICANT Mr L Kirkland

DEVELOPMENT Planning permission to erect a two-storey and single-storey extension to the rear

LOCATION Rotherlea, A161 between Epworth and Haxey, Low Burnham, DN9 1DA

PARISH Haxey

WARD Axholme South

CASE OFFICER Kevin Robinson

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Section 12

North Lincolnshire Local Plan: DS1, DS5, RD2, RD10, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5

CONSULTATIONS

Highways: No response received.

Historic Environment Record: Object to the proposal on grounds of intrusion into the historic landscape.

PARISH COUNCIL

Object to the proposal raising the following concerns, although comment that the property has previously been extended under PA/2019/2032 to which they did not object:

- the property is located away from the settlement in open countryside
- the property is one of the oldest in the area but not listed
- the proposal would severely affect the character of the property
- the extension would nearly double the footprint of the original building and be a dominant feature in the setting (LC14) and in the approach to Low Burnham.

PUBLICITY

The application has been advertised by site notice adjacent to the property. No comments have been received.

ASSESSMENT

Planning history

PA/2019/2032: Planning permission to erect two-storey and single-storey rear extension – approved 30 January 2020.

The two-storey element of this approval extended for half the width of the rear elevation, with a single-storey extension to the remaining half of the width of the property.

Site characteristics

The property forms a detached dwelling on the A161 between Epworth and Haxey at Low Burnham. It is a double-fronted dwelling that faces onto the highway with a small buffer garden to the front. The plot extends to the rear where an existing detached double garage with apex roof is sited. The proposal seeks to extend the property at two heights for the full width of the property projecting out for approximately 4.8 metres and then provide a single-storey extension to link to the existing garage at 7.8 metres.

The following considerations are relevant to this proposal:

- **residential amenity**
- **appearance**

Residential amenity

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. It states that 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. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

This proposal is situated to the rear of the property. With no immediate neighbours it is not considered that there would be any appreciable effect upon any neighbouring amenity from the proposal.

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

Appearance

The site is located outside of any defined settlement boundaries in the open countryside. Policy RD10 of the North Lincolnshire Local Plan therefore applies and sets out the criteria for extensions to properties in the countryside. The policy 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.

Policy LC14 of the local plan is also relevant. It seeks to protect the Special Historic Landscape of the Isle of Axholme. The policy resists development which would adversely affect the character, appearance and setting of the historic landscape, and seeks to control development types whilst promoting high standards of design. Schemes which improve the landscape are also supported.

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The proposal would result in a significant increase in the size, scale and massing of the property. In this case it is acknowledged that the proposal represents more than 20% additional volume to the existing dwelling allowed by policy RD10 of the North Lincolnshire Local Plan. Notwithstanding this, the volume permitted under policy RD10 does not take into account permitted development rights and the applicant could therefore extend the property by a significant amount if they chose to exercise those permitted development rights. The intention of this policy and the volume restriction set out within it is to protect the character of the open countryside. In this regard the proposed extension is to the rear of the property and links the host property to the existing detached garage, reducing its visual intrusion. These factors serve to ensure that the host property remains readable as the principal form of development to the site. In terms of impact upon the open character of the wider location, the majority of views taking in the proposed extension would be seen against the property with a traditional feature of rear projections dropping down in scale from the principal building at the frontage. Given this it is considered, subject to controls to ensure that appropriate materials are used to reflect the host property, that the proposal would not result in any significant effect upon the character of the area.

It is therefore considered that the proposal is in accordance with policies LC14, RD10, DS5 and CS5.

Highway safety

Policy T2 of the local plan states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision. Both are considered relevant. The highways officer has been consulted upon the application, and whilst no response has been received, it is noted that the proposal would not amend the access for the site or impact upon the available parking, with sufficient space remaining for vehicles to turn within the site and enter the highway in a forward gear. As such it is not considered that there would be any adverse impacts upon highway safety or parking contrary to policy T2.

Conclusion

The proposal would result in a notable increase in massing to this rural property. Notwithstanding this increase, it is considered, due to the use of reducing heights and the built form being contained between the property and the existing garage, that there would not be a significant effect upon the character of the area or the Special Historic Landscape Area in which it sits. The proposal would not result in any adverse impacts upon any neighbouring amenity and would not have any appreciable effect upon highway safety. As such the proposal is recommended for approval subject to conditions to control the materials used in the extension.

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: Existing and Proposed Plans and Elevations ref ROTHER/AF/001 Rev A dated 22 November 2020.

Reason

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

3.

The materials to be used in the construction of the extension hereby approved shall be as provided in question 5 of the submitted application form.

Reason

In the interest of visual amenity and to accord with policies LC14, RD10 and DS5 of the North Lincolnshire Local Plan, and policy CS5 of the North Lincolnshire Core Strategy.

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.