

<b>APPLICATION NO</b>	<b>PA/2020/2043</b>
<b>APPLICANT</b>	Mr J Oates-Smith
<b>DEVELOPMENT</b>	Planning permission to erect a first floor throughout, create a small extension to the rear, and alter ground-floor elevations and layout
<b>LOCATION</b>	2 Westgate Road, Westgate, Belton, DN9 1QG
<b>PARISH</b>	Belton
<b>WARD</b>	Axholme Central
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan

## **POLICIES**

**National Planning Policy Framework:** Section 12 – Achieving well-designed places

**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)

**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)

**Supplementary guidance**

SPG1 Design Guidance for House Extensions

## **CONSULTATIONS**

**Drainage (Lead Local Flood Authority):** Have not responded to the consultation.

**Highways:** Have not responded to the consultation.

## **PARISH COUNCIL**

No objections.

## **PUBLICITY**

Site notice displayed. No comments received.

## **ASSESSMENT**

The site is located outside the development boundary of Belton along Westgate Road. The site contains a detached dwelling and outbuildings set in a large garden. The dwelling is sufficiently set back from the road and has existing access to the site taken from Westgate Road.

The site is bound by Westgate Road to the south, the A161 to the east, 8 Westgate Road to the west and a field to the north screened by mature trees and high growing vegetation. It contains a single-storey detached dwelling with a porch at the front, extension at the rear and garage attached to the gable. The surrounding area is predominately residential and characterised by a mix of a single-storey and two-storey dwellings.

Permission is sought to raise the roof of the existing dwelling to form a two-storey dwelling. The proposed extension will add floor over the existing dwelling, plus a minor extension at the rear (northern elevation) to accommodate a balcony. The height of the existing dwelling is 4.6 metres from the ground to the ridge and the extension would increase the ridge level to 7.3 metres from the ground to the ridge.

The existing dwelling has windows in the north elevation (rear), east elevation (gable), west elevation (gable) and south elevation (front). The proposed extension would have windows in those same elevations and their design would replicate the existing windows.

The applicant has submitted calculations of the floor space and the calculation in cubic metres of the original dwelling and the extension. The existing dwelling has a floor area of 244.7 square metres and its volume is 587.3 cubic metres. The proposed extension would have a floor space of 252.8 square metres and a volume of 606.7 cubic metres.

## **Key issues**

**The main issues to be considered in the determination of this application are:**

- the principle of the development;**
- whether the extension would harm the character and appearance of the main house;**
- whether it would harm the street scene;**

- whether it would impact the amenities of adjacent properties.

### The principle of the development

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. It also requires that proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy RD2 of the North Lincolnshire Local Plan (Development on the Open Countryside) requires that development in the open countryside is strictly controlled. It goes onto state that planning permission will only be granted for certain types of development, including for the replacement, alteration or extension of an existing dwelling, provided that specific criteria are met.

Policy RD10 of the North Lincolnshire Local Plan (replacement, alteration and extensions to dwellings in the open countryside) requires that the volume of the proposed extension or alteration does not exceed that of the original dwelling by more than 20%, exclusive of the normally permitted development rights, and that the original dwelling forms the dominant visual feature of the dwelling as extended. As indicated earlier, the applicant has submitted calculations of the floor space and the calculation in cubic metres of the original dwelling and the extension. The dwelling has a floor area of 244.7 square metres and a volume of 587.3 cubic metres. The proposed extension would have a floor space of 252.8 square metres and a volume of 606.7 cubic metres. The overall extension would exceed the original dwelling by 100% and therefore does not meet the terms of the policy.

The council's Supplementary Planning Guidance, SPG1 'Design Guidance for House Extensions', also advises that any extension must be in keeping with the character of the building and that extensions should not dominate the original building in scale, materials or situation.

The NPPF attaches great importance to the design of the built environment and recognises that good design is a key aspect of sustainable development. The NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes. It maintains that planning policies and decisions should not attempt to impose architectural styles and they should not stifle innovation, originality, or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is recognised, however, that it is proper to seek to promote and reinforce local distinctiveness.

Consistent with the principle of extending a dwelling, the above policies and guidance do not presume against extension of dwellings and therefore the principle of the development is acceptable.

### Layout, siting and design

With regard to layout, siting and design, as outlined earlier, policies DS5 and CS5 are concerned with visual amenity. In respect of the siting, the footprint of the existing property would be retained since the proposed extension will add a floor over the existing dwelling to

form a two-storey dwelling. While it would include a minor extension at the rear (northern elevation) to accommodate a balcony, all together, it is judged acceptable.

In terms of the layout of the site, the alteration would be an internal layout of the existing ground floor. This is acceptable because internal alterations of an existing building (that is not 'listed') do not require permission.

Concerning the height of the extension, generally, an additional storey or raised roof is acceptable on detached properties where it is in the right location and of appropriate scale and does not harm the character of the property or surrounding amenities. In this case, the extension (which raises the height of the ridge) would be acceptable because the street already lacks uniform roof heights and the site is set back significantly from the road. It is therefore judged that the extension is an exceptional case and appropriate for the surrounding area, plus it would not harm the street scene.

As indicated earlier, the proposed extension would have windows within the same elevations as existing. Their design would replicate the existing windows and therefore does not raise an issue.

Materials for the extension would conform to the character of the dwelling. The materials chosen for the first-floor extension are proposed to closely match the existing dwelling. It is proposed that the grey stone block ground pattern texture within the existing gables will be re-used to form quoin details on the first floor; a smooth finish through-coloured render coating would be applied to the building's external walls.

### **Impact on neighbouring properties**

In terms of impact on neighbouring properties, the site is bounded by road and mature trees to the east and road to the south (Westgate Road) at a considerable distance. At the north, the site is bounded by a field.

The only concern is impact on the amenity of the property to the west (8 Westgate Road), which is a single-storey dwelling, in terms of privacy.

In this case, the windows at ground floor in the west elevation would be screened by the existing outbuilding. With regard to the windows at first floor in the west elevation, it is evident that the extension is set back at a reasonable distance from the rear building line of 8 Westgate Road and the separation distance from the extension to the common boundary would be approximately 14 metres.

Policy requires that new development should not result in a significant adverse impact upon the privacy afforded to neighbouring residents, both within dwellings and in any private garden ground/amenity space. What constitutes an acceptable level of privacy depends on several factors.

Having considered the windows at first floor in the west elevation to habitable rooms at 8 Westgate Road, there would not be an issue because the windows would not look out directly into the habitable rooms. Notwithstanding the above, while the windows would serve a gymnasium, to avoid any unanticipated privacy impact, the windows at first floor in the west elevation should be fitted with obscure glass to protect the privacy of the adjacent dwelling. The proposed condition to install obscured windows has been agreed in writing with the applicant.

The proposed balcony on the north elevation (rear) would face the field and therefore would not result in overlooking on any private garden or amenity space of a neighbouring dwelling.

## **Highway safety**

Policy T2 of the local plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision. Both are considered relevant. Highways have not commented on the application; however, it is believed that there would not be an issue with the existing access.

Regarding parking provision, a dwelling with more than four bedrooms is required to provide three parking spaces. In this case, there is sufficient ground within the site to provide off-street parking to meet the council's parking standards and therefore there is no issue with parking provision. Accordingly, the extension would comply with policies T2 and T19.

## **Flood zone**

The application site is within SFRA Flood Zone 1, which has a low probability of flooding. Also, this proposal seeks to raise the roof of the existing dwelling to form a two-storey dwelling and is not deemed to be affected by other sources.

While the LLFA Drainage Team has not responded, it is believed that any flooding matter would not be worse than the current situation and it is unlikely to raise a significant flooding issue such that the LLFA Drainage Team would object, and would not warrant refusal.

## **Conclusion**

In conclusion, the principle to erect a first-floor extension, create a small extension to the rear, and alter ground floor elevations and layout is acceptable and the visual appearance of this proposal is appropriate. While the extension will increase the prominence of the house in the area, it will not dominate the area nor significantly harm the character of the street scene such that it should be refused. Overall, while the proposal is a technical departure from policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside), in light of the scale (i.e. increase over 20%), it is considered to remain appropriate development and in accordance with the aims of the North Lincolnshire Local Plan and Core Strategy.

The proposal is appropriate in terms of layout, siting, and design and would have a negligible impact on the character and appearance of the surroundings. The proposal is therefore considered to be an acceptable departure from policy RD10 and is 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: Dwg. No. 107-A1-03 Rev.A, Dwg. No. 107-A2-101 Rev.A, Dwg. No. 107-A2-103 Rev.B, Dwg. No. 107-A2-104 Rev.B and Dwg. No. 107-A4-01 Rev.B.

**Reason**

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

3.

Before the first-floor extension is first occupied, the windows in the first-floor west elevation, facing 8 Westgate Road, shall be fitted with obscure glazing to a minimum of level 3 in accordance with the Pilkington Scale of Obscuration and once installed they 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.

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development\_boundary

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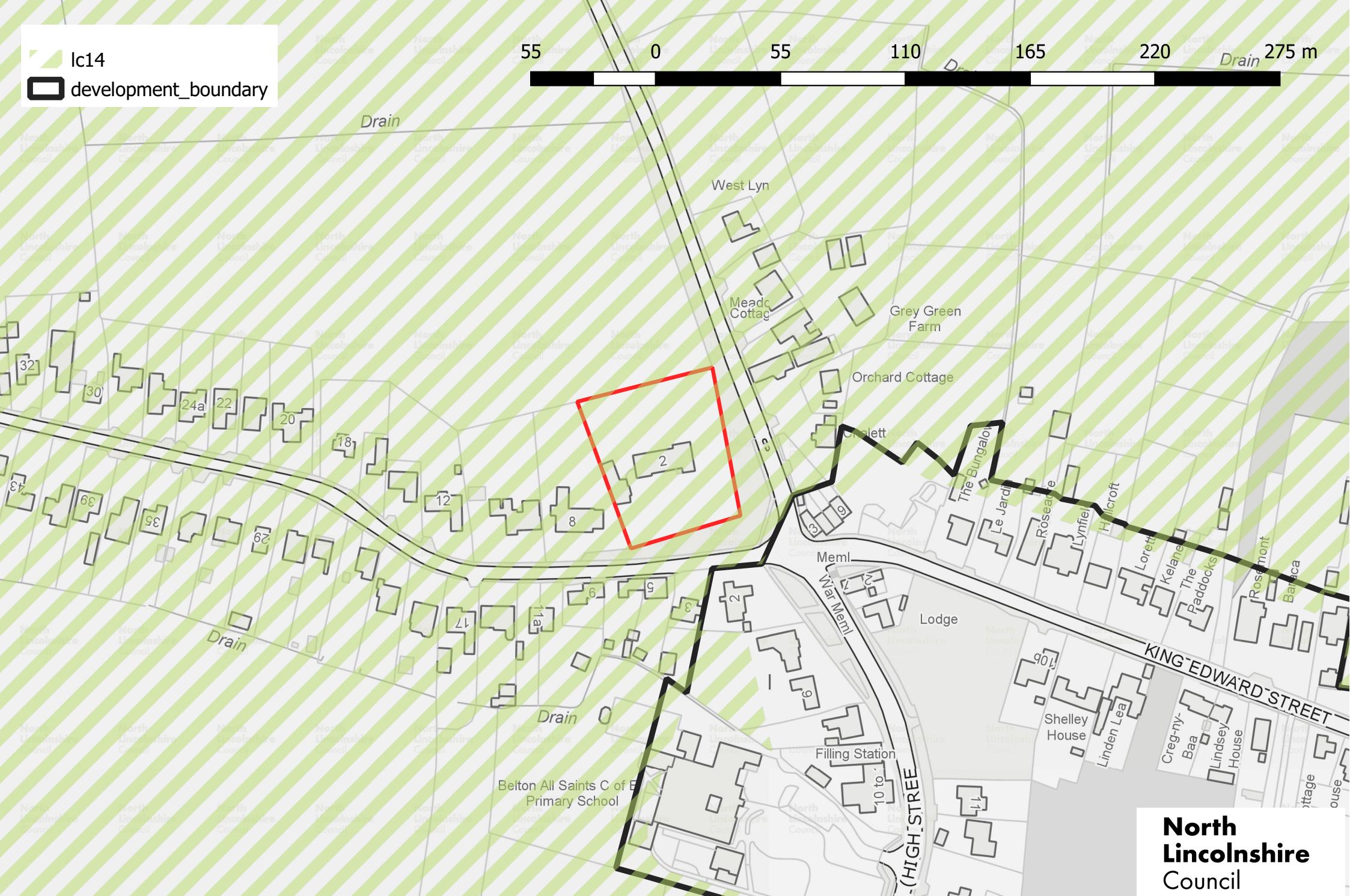
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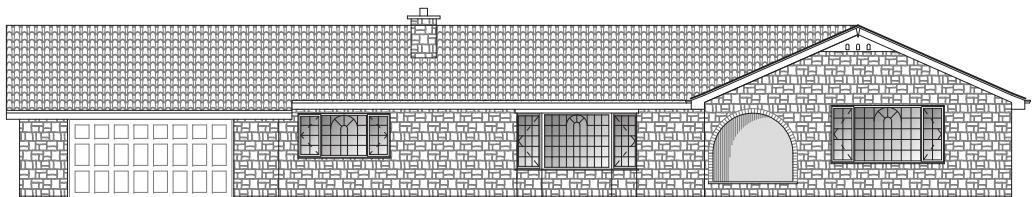
**North  
Lincolnshire  
Council**

PA/2020/2043

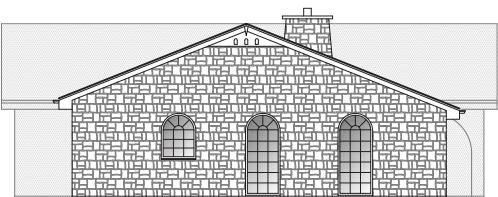
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# PA/2020/2043 Existing plans and elevations (not to scale)

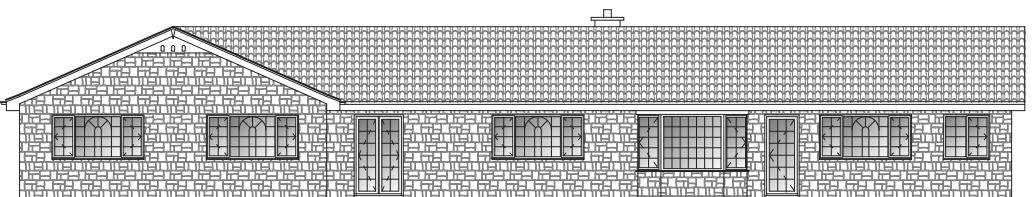
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EXISTING SOUTH ELEVATION



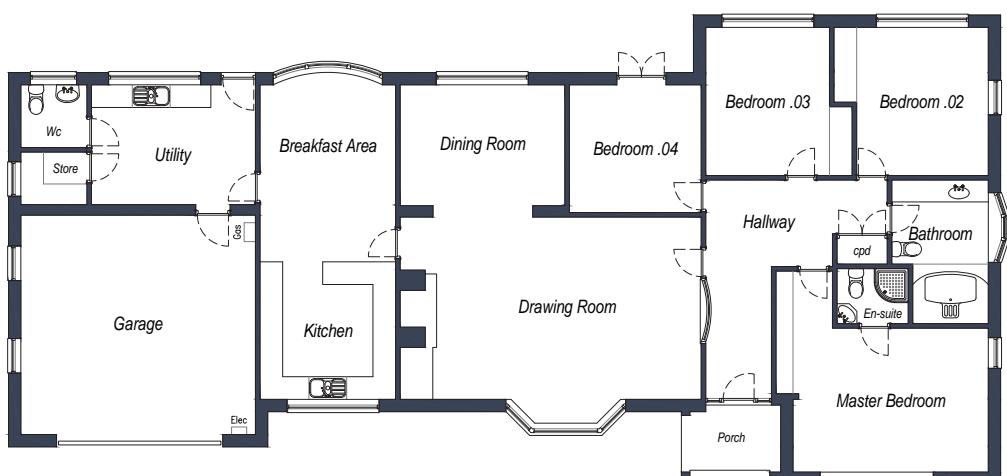
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING GROUND FLOOR PLAN

A	Issued for Planning Approval.	LR	18.12.20
P02	Elevations Added.	LR	20.11.20
P01	First Issue.	LR	18.11.20
rev			description by date

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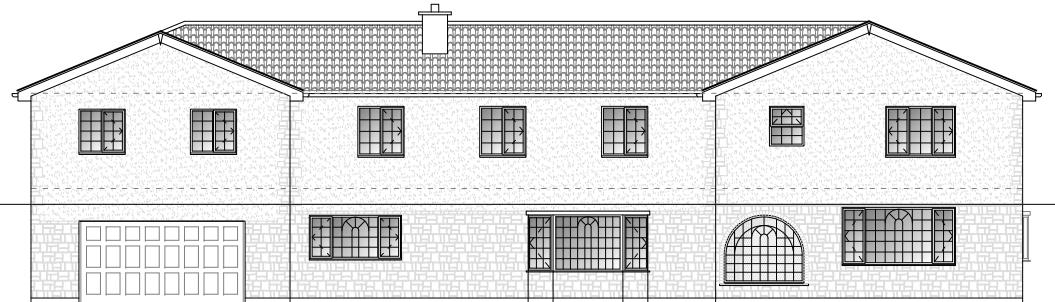
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	19 Isle Close, Crowle
drawing title	Adding additional floor to Existing Bungalow + Alterations to Ground Floor Layout at 2 Westgate Road, Belton.

## Existing Elevations & Floor Plan

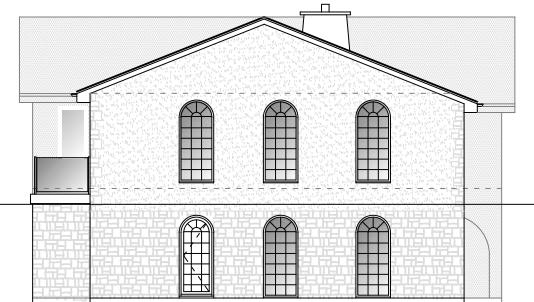
drawn by	date	scale
LR	16.11.20	1:100 @ A2
status	chkd.	
Record	appd.	
drawing number	revision	
107-A2-101	A	

# PA/2020/2043 Proposed plans and elevations (not to scale)

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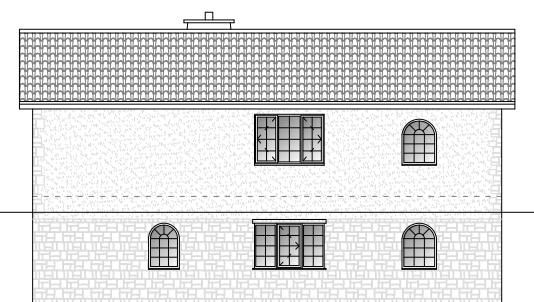
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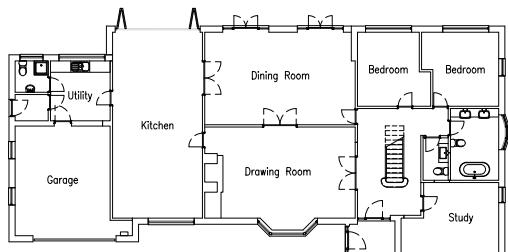
PROPOSED WEST ELEVATION



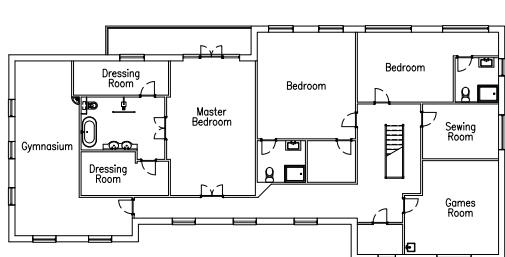
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



GROUND FLOOR REFERENCE PLAN  
(Scale 1:200)



FIRST FLOOR REFERENCE PLAN



B	Minor amendments to north & south elevation.	LR	11.01.21
A		LR	18.12.20
P01	Issued for Planning Approval.	LR	16.12.20
First Issue.			
rev _____			by _____ date _____

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## Proposed Elevations & Reference Plans

drawn by	date	scale
LR	14.12.20	1:100 @ A2
status	chkd.	
Planning	appd.	
drawing number	revision	
107-A2-104	B	