

<b>APPLICATION NO</b>	<b>PA/2021/705</b>
<b>APPLICANT</b>	Mr & Mrs Pulford
<b>DEVELOPMENT</b>	Planning permission to erect a first-floor extension to the entire bungalow to create a chalet bungalow, to erect a single-storey rear extension, to make internal alterations and to erect a detached double garage
<b>LOCATION</b>	84 Barrow Road, Barton upon Humber, DN18 6EY
<b>PARISH</b>	Barton upon Humber
<b>WARD</b>	Barton
<b>CASE OFFICER</b>	Mark Niland
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>

**REASONS FOR REFERENCE TO COMMITTEE** Member 'call in' (Cllr Paul Vickers – significant public interest)

## **POLICIES**

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

Paragraph 130 – Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

**North Lincolnshire Local Plan:** DS1, DS5, DS11

**North Lincolnshire Core Strategy:** CS5

## **CONSULTATIONS**

**Highways:** The new gated access, which is marked for caravan storage, must not be used at any time as a vehicle access; vehicles must not cross the footway/cycle [path].

**Drainage (Lead Local Flood Authority):** No objection or comments to the proposed development.

## **TOWN COUNCIL**

No objection to the planning application.

## **PUBLICITY**

Advertised by site notice. No comments have been received.

## **ASSESSMENT**

### **Planning history**

None relevant.

### **Site constraints**

Within the settlement development limits for Barton upon Humber – HELA DPD 2016

Flood Zone 1 SFRA 2011

### **Site characteristics**

The dwelling, which is a bungalow, fronts Barrow Road. It abuts bungalows on either side: 2 Cornhill Drive and 10 Stephen Crescent. The property is constructed in a buff brick with concrete tiles and UPVC openings. A cycle path runs along the property's boundary and vehicular access to the property is gained from Cornhill Drive. There is a detached single garage within the site.

### **Proposal**

Planning permission is sought to erect a first-floor extension to the entire bungalow to create a chalet bungalow, to erect a single-storey rear extension, to make internal alterations and to erect a detached double garage.

### **The main issues for consideration are:**

- **impact upon residential amenity;**
- **impact upon the character and appearance of the area;**
- **highway safety.**

## **Residential amenity**

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, 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.

The applicant proposes to increase the scale of the dwelling to form a two-storey property along with a single-storey rear extension and a double garage to the front of the plot. It is important to note that the single-storey properties abutting the applicant's boundaries all have small rear curtilage areas, though characteristic of the type of properties they are associated with. The increase in scale and massing proposed would ultimately have an oppressive effect upon 2 Cornhill Drive and to a lesser extent 10 Stephen Crescent. Furthermore, the proposed form would have an overshadowing impact (exacerbated in the winter months) in the later afternoon/evening upon 2 Cornhill Drive.

In terms of the position of openings, all are sensitively located or of a style/type to mitigate unacceptable levels of visual intrusion upon neighbouring properties.

It is therefore considered that the proposal would carry unacceptable overbearing and overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours contrary to policies DS1 and DS5 of the local plan.

## **Impact upon the character and appearance of the area**

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 and should relate contextually to their surroundings.

The existing property is a bungalow fronting Barrow Road. Beyond, the topography slopes upwards. This bungalow is read against that layout. There are examples of two-storey dwellings (which this proposal fairly reflects), however these are further up Cornhill Drive. The location of the site is significant to the determination of this application as it is in a sensitive and highly visible location.

Ultimately, the increase in scale and massing would jar with the existing street scene, which includes dwellings along this part of Cornhill Drive and Stephen Crescent. Policy CS5 (in part) states:

'[Development should]...consider the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.'

and paragraph 130 (c) states:

'...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);'

The proposal, by virtue of its scale and massing, located at the bottom of Cornhill Drive/Stephen Crescent and surrounded by bungalows would represent an incongruous form of development. The proposal would conflict with the existing residential form dominating the surrounding dwellings. The proposal is considered to be inappropriate for its context, drawing on built form further away rather than basing its design solution on those properties closer to and read against the existing dwelling.

Furthermore, the applicant proposes a 1.8m fence boundary wall to the frontage along Barrow Road. At present this boundary is planted. It is considered that a close-boarded timber fence (normally associated with rear boundaries) or a wall at that height would represent a harsh interface conflicting with the open nature of other frontages in the area as well as the green to the fore of Stephen Crescent. Whilst there are some high boundary treatments on the opposite side of the road, they are on lower topography and their effect is less prominent.

It is therefore considered that the proposal is contrary to the aims of policies CS5 of the Core Strategy and DS5 of the local plan, and paragraph 130 of the NPPF.

### **Highway safety**

Policy T2 of the local plan is concerned with access to development, whilst policy T19 is concerned with parking provision. Both are relevant.

A cycle path runs along Barrow Road. The applicant wishes to create a new double-gated access to allow a caravan to enter and leave the site. Highways have been consulted and have stated, whilst they have no objection, that:

‘...The new gated access, which is marked for caravan storage, must not be used, at any time as a vehicle access; vehicles must not cross the footway/cycle [path].’

In effect this is an objection to the proposed scheme. The new access would have the potential to impede the cycle path, representing a safety risk to both existing and future users of the highway. The proposal is therefore considered to be contrary to policy T2 of the local plan.

### **Other matters**

The description of the proposal states that the development would create a ‘chalet bungalow’. This design does not reflect any recognised definition of that house type.

Furthermore, following the expression of all the above concerns, an amended scheme was sought. A document was subsequently submitted effectively reaffirming the proposed scale now in front of members. The document did acknowledge the issues surrounding the harsh interface. However, amended plans were not submitted nor is it clear whether there was an intention to do so. Ultimately, a ward councillor called the application in to be considered by the planning committee and so this assessment is based upon the plans originally submitted.

### **Conclusion**

The proposal would represent an unsustainable form of development that would give rise to character and amenity harm as well as threaten the safety of existing and future users of the highway.

**RECOMMENDATION      Refuse permission for the following reasons:**

1.

The proposal, by virtue of its scale and massing, and proximity to neighbouring properties, would result in unacceptable overbearing and overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours, contrary to policies DS1 and DS5 of the North Lincolnshire Local Plan.

2.

The proposal, by virtue of its scale and massing, and proposed boundary treatments located at the bottom of Cornhill Drive/Stephen Crescent, surrounded by bungalows, would represent an incongruous form of development. It is therefore considered that the proposal is contrary to the aims of policies CS5 of the Core Strategy and DS5 of the North Lincolnshire Local Plan, and paragraph 130 of the National Planning Policy Framework.

3.

By having the potential to impede the cycle path, it is considered that the new access would represent a safety risk to both existing and future users of the highway. The proposal is therefore considered to be contrary to policy T2 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.



# PA/2021/705 Proposed plans (not to scale)



Side Elevation  
**PROPOSED ELEVATIONS 1:100**

Front Elevation

Side Elevation

Rear Elevation



Side Elevation  
**EXISTING ELEVATIONS 1:100**

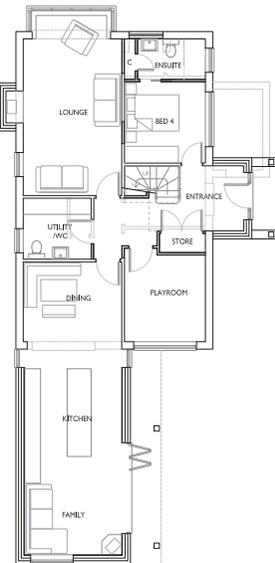
Front Elevation

Side Elevation

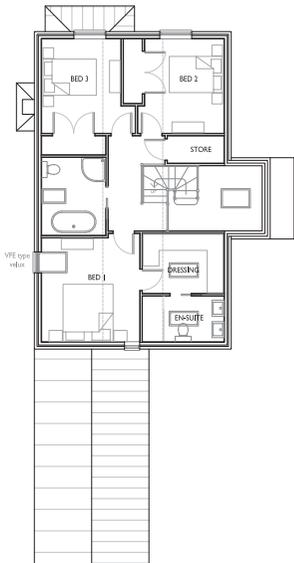
Rear Elevation



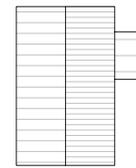
Ground Floor Plan  
**EXISTING PLANS 1:100**



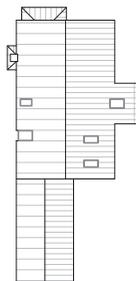
Ground Floor Plan



First Floor Plan



Existing



Proposed  
**ROOF PLANS 1:200**

## MATERIALS

**House Walls** - existing GF walls to be patched up with matching split face stone. new GF extension, porch, fireplace and bay built from buff multi brick. New FF clad in timber/composite cladding.

**Roof** - new grey concrete flat tiles

**Windows & Doors** - White uPVC to match existing



**EXISTING PLAN 1:500**



**PROPOSED PLAN 1:500**

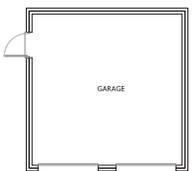
© Crown copyright 2019. Supplied by mapsworld.co.uk a licensed Ordnance Survey partner number 10003143  
Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.



**SITE LOCATION PLAN 1:1250**



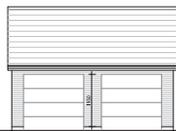
**INDICATIVE SECTION 1:100**



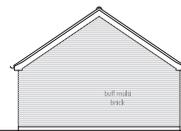
Plan



Side Elevation



Front Elevation



Side Elevation



Rear Elevation

**NEW GARAGE PLAN & ELEVATIONS 1:100**

<ul style="list-style-type: none"> <li>Architectural Design</li> <li>Extensions &amp; Loft Conversions</li> <li>New Build House</li> <li>Small Development</li> <li>From Design to Completion</li> </ul>	
<p>client: <b>Mr &amp; Mrs Pulford</b> 84 Barrow Rd, Barton upon Humber</p> <p>project: Proposed bungalow to chalet bungalow &amp; SS rear extension &amp; internal changes</p> <p>drawing id: <b>Existing &amp; Proposed Plans &amp; Elevations</b></p>	
<p>drawn by: <b>NwP</b></p> <p>drawing No: <b>250   003</b></p> <p>7 Beck Lane, Botesford SCLINTHORPE North Lincolnshire DN16 3SE</p>	<p>date: <b>10.04.2021</b></p> <p>scale: As Shown @A1</p> <p>rev: <b>A</b></p> <p>Tel: 07732 82735 E: <a href="mailto:enquiries@nwpsbd.co.uk">enquiries@nwpsbd.co.uk</a> W: <a href="http://www.nwpsbd.co.uk">www.nwpsbd.co.uk</a></p>