

<b>APPLICATION NO</b>	<b>PA/2021/1137</b>
<b>APPLICANT</b>	Mr Brocklesby
<b>DEVELOPMENT</b>	Planning permission to erect single-storey extensions to the front, side and rear of the dwelling
<b>LOCATION</b>	155 Station Road, Hibaldstow, DN20 9DT
<b>PARISH</b>	Hibaldstow
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Nick Salt
<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:**

Paragraph 130 states that 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 Core Strategy:**

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Design)

## **North Lincolnshire Local Plan:**

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside)

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

## **Housing and Employment Land Allocations DPD:**

Policy PS1 (Presumption in Favour of Sustainable Development)

## **CONSULTATIONS**

**Highways:** No objection.

**Drainage (Lead Local Flood Authority):** No objection.

## **PARISH COUNCIL**

No objection.

## **PUBLICITY**

Advertised by site and press notice. No comments received.

## **ASSESSMENT**

### **Site**

The application site is the residential curtilage of 155 Station Road, a semi-detached two-storey dwelling on the southern end of a row of eight semi-detached dwellings north of Hibaldstow and adjacent to an industrial site to the east. The dwelling has been extended previously. It adjoins number 157 to the north.

The application site is outside of any defined settlement boundary and is in a low risk flood zone (SFRA Level 1).

Planning approval was granted via PA/2012/1156 in 2012 to erect a single-storey extension and a detached domestic garage.

## Proposal

The application proposes single-storey extensions to the front, side and rear of the dwelling. To the rear, the extension would continue the form of the existing single-storey rear element, with a pitched roof with a ridge height of 3.5 metres, eaves height of 2.2 metres, and a 7.5 metre width to the rear elevation. The rear element would project a further 5 metres beyond the existing rear elevation.

The front extension would follow a similar form, wrapped around to the side of the dwelling and joining with the existing side extension to provide a continuous mono-pitch structure along the full length of the side elevation. The front extension would have the same heights as the rear, projecting from the main part of the front of the dwelling by 1.5 metres.

A mix of render and timber cladding is proposed to the external walls, with tiles to the roof.

**The main considerations in the determination of this application are the principle of the development, impact on the character and appearance of the existing dwelling and surrounding area, and impact on the residential amenity of the adjacent dwelling.**

### Principle of development and visual impact

The site is outside of any settlement boundary as defined in the Housing and Employment Land Allocations DPD and as such there is a general presumption against development. The replacement, alteration or extension of an existing dwelling within the 'open countryside' is one of the exceptions to this presumption set out in local plan policy RD2.

As such, policy RD10 of the North Lincolnshire Local Plan is relevant. Policy RD10 relates specifically to dwellings located in the open countryside and sets out the criteria against which replacement dwellings and extensions to existing dwellings in the countryside will be assessed. This policy 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 normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended. Compliance with policy RD10 is also dependent upon the impact of the proposed development on the character and appearance of the area and the amenity of neighbouring properties; these issues are assessed below.

The council's SPG1 'Design guidance for house extensions', explains that householder extensions 'should not dominate the original building in terms of scale, materials or situation.' Policy DS5 of the local plan and CS5 of the Core Strategy are both concerned with visual amenity and that proposals should be sympathetic in design, scale and materials. RD2 states that rural development which falls under that which is permissible in the open countryside must not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials.

The purpose of the '20% rule' outlined in policy RD10 is to ensure that rural extensions do not dominate sites and surrounding landscapes. From the submitted drawings and from looking at the site it is evident that the property has been extended to the rear as per a previous planning approval noted above. The volume of the extension would therefore exceed that of the original dwelling by over 20%. Note that this relates to the original dwelling excluding any later extensions and not the dwelling as existing.

The main visual feature from Station Road is the large industrial building which sits behind the site. Whilst it may exceed the '20% rule' as outlined above, the modest extensions to the front and rear with materials and a form and design appropriate to the existing dwelling would not have a significant harmful impact on the character or appearance of the area.

The site is considered suitably large enough to accommodate the extensions proposed without resulting in a cramped or contrived appearance. Overall, the proposals would be sympathetic to the existing character and appearance of the site and the surrounding built and natural context.

As such, the proposal as amended is considered to be in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy. Whilst the proposed extension does not comply with the requirements set out in local plan policy RD10, it is considered that the use of careful design and a reduction in scale following discussions with the case officer are sufficient to ensure that there would be no unacceptable visual harm.

### **Residential amenity**

Policy DS1 (iii) states 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 also seeks to ensure that extensions to existing properties do not harm the amenities of neighbours. RD10 seeks to ensure that rural extensions do not adversely affect the amenity of local residents.

No windows are proposed to the north elevation and it is not likely that any increased overlooking would occur. The main consideration in this regard would be loss of light and overshadowing, particularly with the site being to the south of number 157.

Number 157 has a long rear garden with existing outdoor amenity space and the potential for further amenity space. The existing rear extension on number 155 extends approximately 6 metres beyond the rear elevation of number 157, and the further extension of 5 metres would not result in an increased loss of light to the rear windows of the neighbouring dwelling. There would be some loss of light from the south into part of the rear garden of number 157, albeit limited by the modest 2.2 metre eaves height as indicated.

Given the size of the garden area to number 157, the existing extension to the rear of the site dwelling and the scale of the extension proposed, it is not considered likely that unacceptable levels of overlooking would occur.

### **Conclusion**

In summary, whilst the proposed extensions would exceed a 20% increase in the volume of the original dwelling, the visual impact and careful design of the extension and associated works would ensure that there is no unacceptable harm to the character and appearance of the site or wider landscape. Furthermore, no other adverse impacts have been identified as likely to result from the proposal.

Accordingly, the application 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:

665-21-04 Location Plan, Site Plan

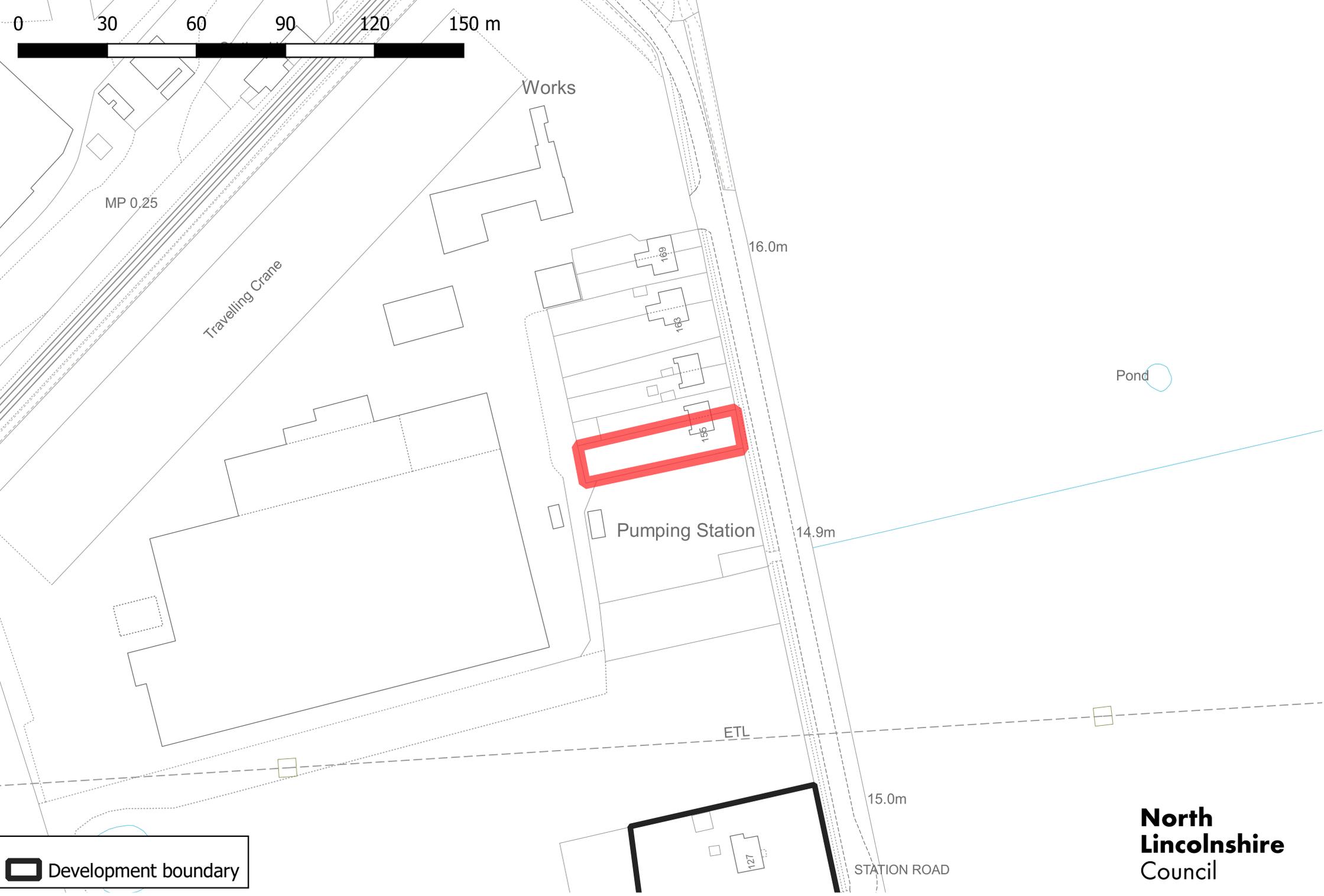
665-21-03 Existing and proposed plans and elevations

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.



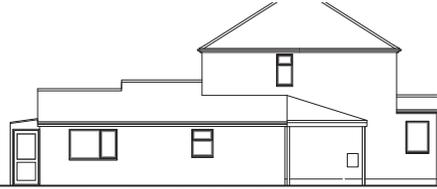
 Development boundary

**PA/2021/1137**

# PA/2021/1137 Existing and proposed plans and elevations (not to scale)



EXISTING EAST FACING ELEVATION  
1:100



EXISTING SOUTH FACING ELEVATION  
1:100



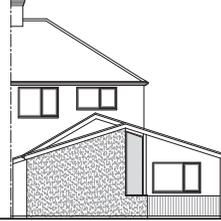
EXISTING WEST FACING ELEVATION  
1:100



PROPOSED EAST FACING ELEVATION  
1:100



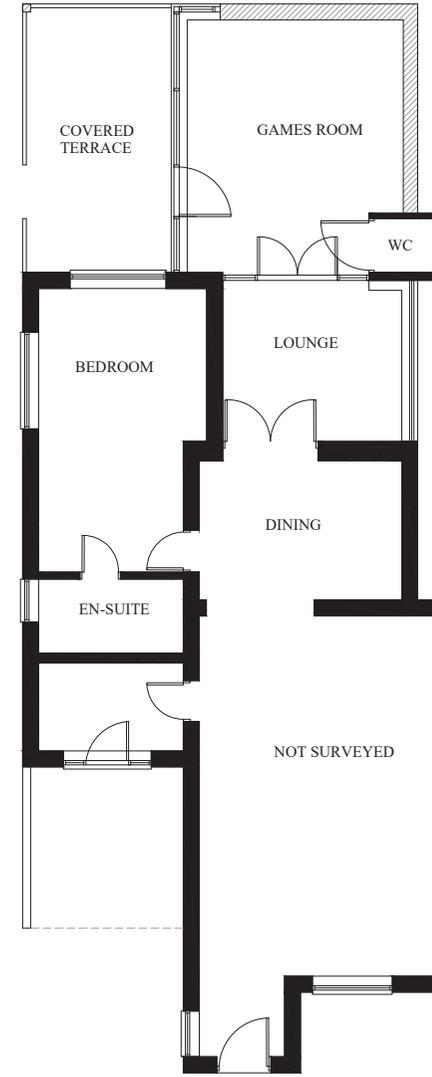
PROPOSED SOUTH FACING ELEVATION  
1:100



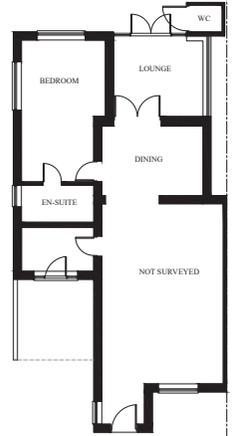
PROPOSED WEST FACING ELEVATION  
1:100



PROPOSED SITE/BLOCK PLAN  
1:200



PROPOSED GROUND FLOOR PLAN  
1:50



EXISTING GROUND FLOOR PLAN  
1:100

**NOTES:**  
1. CHECK LOCAL SCALE THIS DRAWING.  
2. REPORT ANY DISCREPANCIES IMMEDIATELY.  
3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONAL ASPECTS PRIOR TO CONSTRUCTION AND ENSURE THAT ALL STRINGS OUT IS CORRECT AND IN RELATION TO THE EXISTING BUILDING. CHECKING HEIGHTS, FLOOR LEVELS AND ROOF LEVELS.  
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH CURRENT BUILDING REGULATIONS, WHETHER OR NOT SPECIFIED IN THIS DRAWING.  
5. THIS DRAWING IS TO BE READ IN CONSULTATION WITH ANY SPECIALIST STRUCTURAL OR GEOTECHNICAL SUPPORTING INFORMATION.  
6. IF IN DOUBT, ASK.

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTURAL CONSULTANT AND MUST NOT BE REPRODUCED, EITHER WHOLLY OR PARTIALLY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING AND CHECKING ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT AND REPORTING BACK TO THE ARCHITECTURAL CONSULTANT. ANY DISCREPANCIES ALL MATERIAL SPECIFIED ON THIS DRAWING ARE TO BE USED IN EXACT ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS AND CURRENT CODES OF PRACTICE.

Revisions:

**DAVID HICKINSON ARCHITECTURE**

**PROJECT:**  
Proposed Extensions To Existing Dwelling:-

**TITLE:**  
Existing/Proposed Floor Plans, Elevations & Proposed Site Plan

**SCALE:**  
As Shown @ A1

**DATE:**  
May 2021

**DRAWING NUMBER:**  
**665-21-03**

- Grimsby 01472 494330
- Beverley 01482 699250
- Brigg 01652 248881
- Doncaster 01302 247478

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