

APPLICATION NO PA/2021/1199

APPLICANT Mr Andrew Thompson

DEVELOPMENT Planning permission to erect a two-storey side extension, a single-storey rear extension and a front porch, and carry out internal alterations to the building

LOCATION 10 Access Road to Pyewipe Farm, Redbourne, DN21 4TG

PARISH Redbourne

WARD Ridge

CASE OFFICER Deborah Oikeh

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from the development plan

POLICIES

National Planning Policy Framework: 78

North Lincolnshire Local Plan: DS1, DS5, T2, T19, RD2, RD10, DS14, DS16

North Lincolnshire Core Strategy: CS1, CS5, CS19

CONSULTATIONS

Highways: No objections or comments.

Drainage (Lead Local Flood Authority): No objections or comments.

PUBLICITY

Advertised by site notice. No comments received.

ASSESSMENT

Planning history

None on record.

Proposal

The site currently contains a two-storey semi-detached house and rear garden within its curtilage. The applicant proposes to erect a first-floor side extension, a single-storey rear extension and a front porch, as well as carry out internal alterations to the existing building.

Site constraints

- The site is within flood zone 2/3a Fluvial as set in the North Lincolnshire SFRA 2011.
- The site is located outside the development boundary for Redbourne as set in the Housing & Employment Land Allocations DPD (HELA DPD) 2016.

Policies RD2 and RD10 of the North Lincolnshire Local Plan therefore apply, both of which relate to development in the open countryside. Policy RD10(ii) in particular specifies that proposals to extend a dwelling will only be permitted provided that 'the volume of the proposed extension 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.'

Whilst the proposed extension is in excess of the stipulated volume by approximately 40%, the original dwelling remains the dominant visual feature of the dwelling as extended. A significant portion of the extension would be at the rear obscured by the proposed two-storey side extension. The two-storey side extension which is visible from the road would only represent about one-third of the whole dwelling when viewed from the front elevation and would be constructed in materials that match the existing. Also, a pitched roof design is proposed for the side extension to fit into the existing roof design. Additionally, the front porch would replace the main entrance door, hence would not result in a significant increase in volume. With regards to flood risk, the Environment Agency standing advice for minor extensions in flood risk 2/3a zones would be followed.

Principle of development

Policy CS1 of the Core Strategy states, '...Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should consider levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.' Furthermore, policy RD2 is supportive of proposals for the extension of an existing dwelling in the open countryside, subject to an assessment of its impact on the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials.

There exists a cluster of residential dwellings around the proposed site, consequently, the proposed extension would not result in a dispersed development. The proposal for residential extension on Pyewipe Farm Road is therefore considered acceptable in principle, based on policy CS1 and RD2.

Character and appearance

Policy CS5 of the North Lincolnshire Core Strategy and policy DS1 of the local plan are both concerned with the quality of design of a proposal and the impact on the appearance and character of the area. Policy CS5 states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.' Policy DS1 further corroborates policy CS5 and reiterates that 'A high standard of design is expected in all developments in both built-up areas and the countryside and proposals for

poorly designed development will be refused'. Furthermore, policy RD10 (iii and iv) specifically relates to the character and appearance of development in rural areas. RD10 (iii) state proposals for extensions will only be permitted provided 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. RD10 (iv) on the other hand permits proposals provided 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.

Pyewipe Road has a traditional housing design, with most of the houses on the road built in similar style and architectural design. The amended plans submitted by the applicant have been re-assessed to be in keeping with the character of the area. The scheme would incorporate a traditional roof, window and door design suitable for the building and the locality. Additionally, the proposed materials for the extension would match the existing, hence would retain the character of the building.

Amenity

Policies DS1 and DS5 of the North Lincolnshire Local Plan are concerned with residential extensions. Policy DS5 specifically applies to residential extensions and states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing 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 proposed two-storey side extension would be considerably set back from the adjacent dwelling on the west and the height of the single-storey rear extension is considered moderate. Therefore, it is assessed that the additions to the existing dwelling would not adversely impact neighbouring amenity.

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 site can be accessed and there is provision for parking on the site. The Highways team have also confirmed that they have no objection to the proposal.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water.

In this regard, the Lead Local Flood Authority have been consulted and have no objections to the proposal.

Conclusion

Although the proposal is in excess of the specified volume for residential extensions by about 40%, the original dwelling still remains the dominant visual feature as extended. Given that the design respects and is in keeping with the character of the area and the existing dwelling has not been extended in the past, it is assessed that the proposal would

not adversely impact the amenity and character of the area, therefore it 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:

Location plan 001 and proposed block plan, both dated June '21

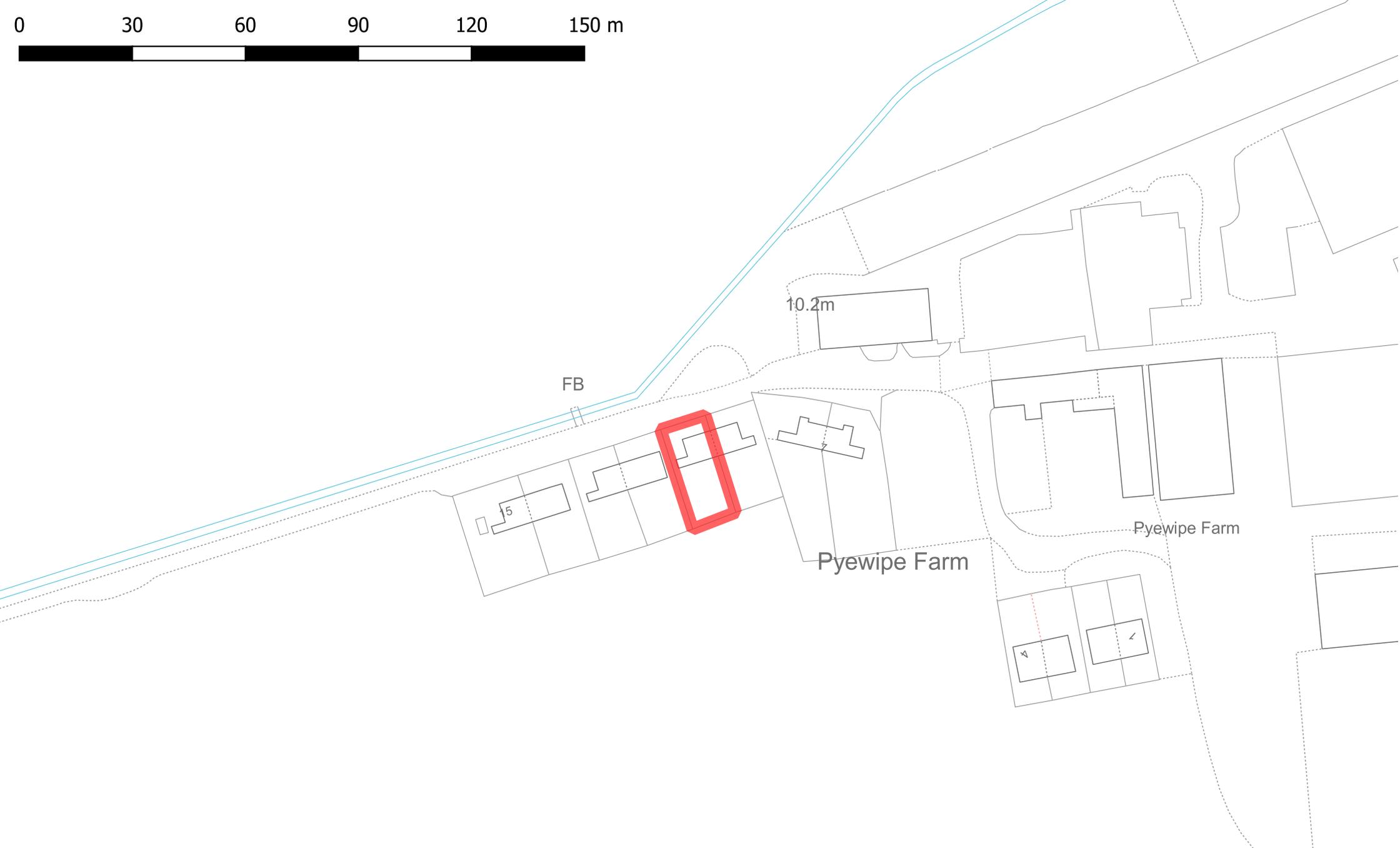
Proposed floor plans 100 and proposed elevations & materials 200, both dated Mar '21

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.

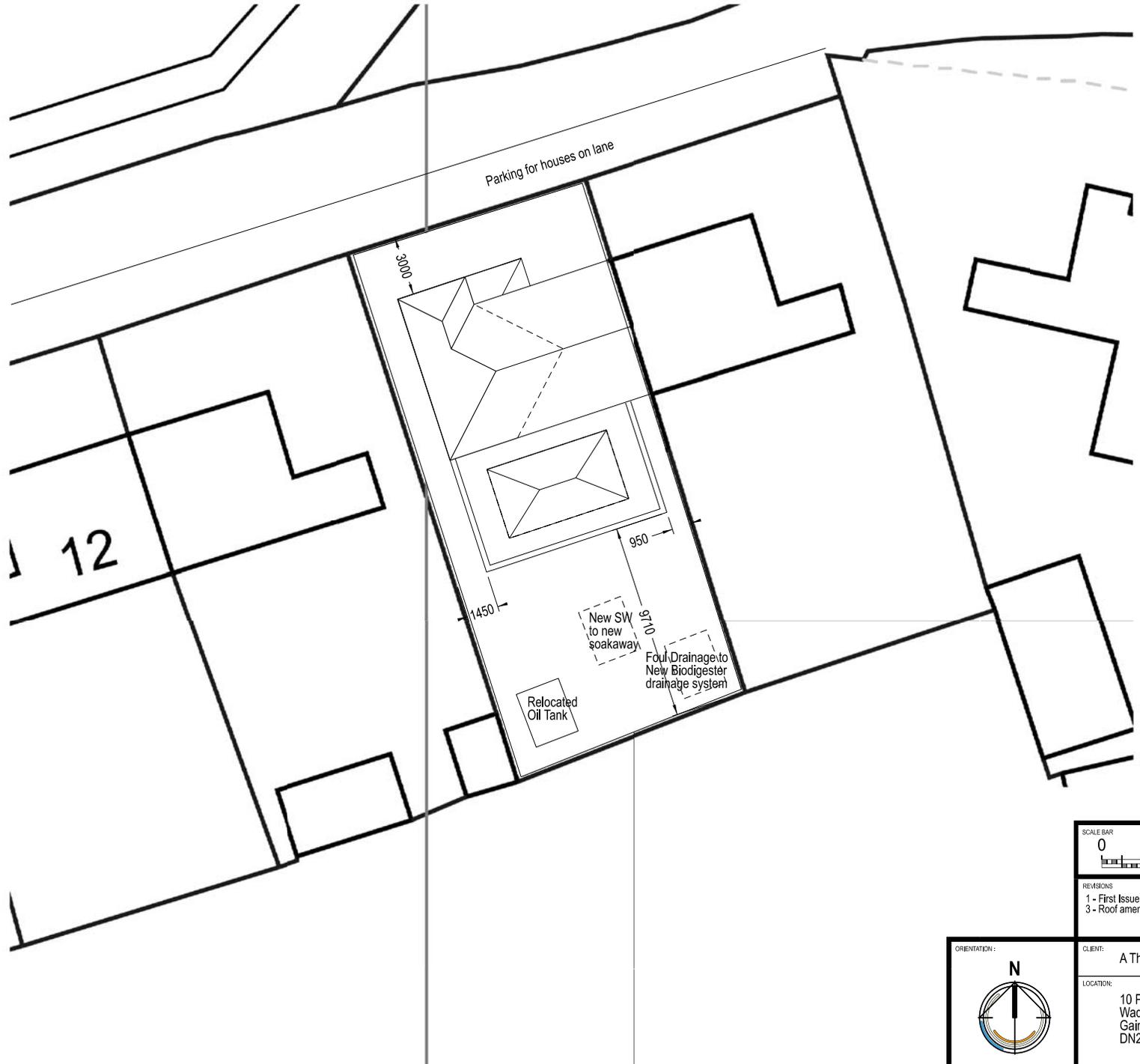


**North
Lincolnshire
Council**

PA/2021/1199 Proposed layout (not to scale)

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AMENDED

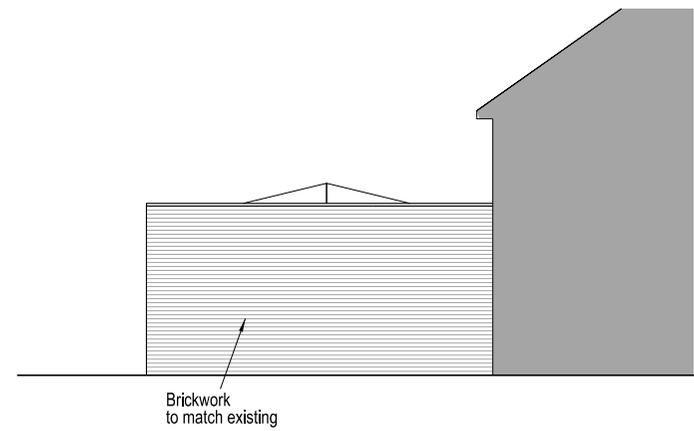
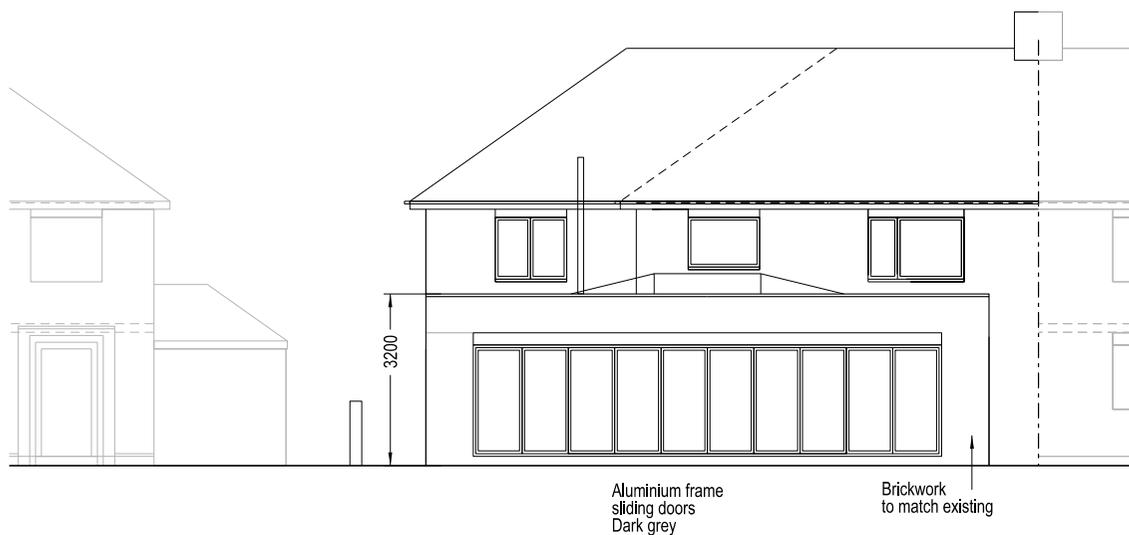
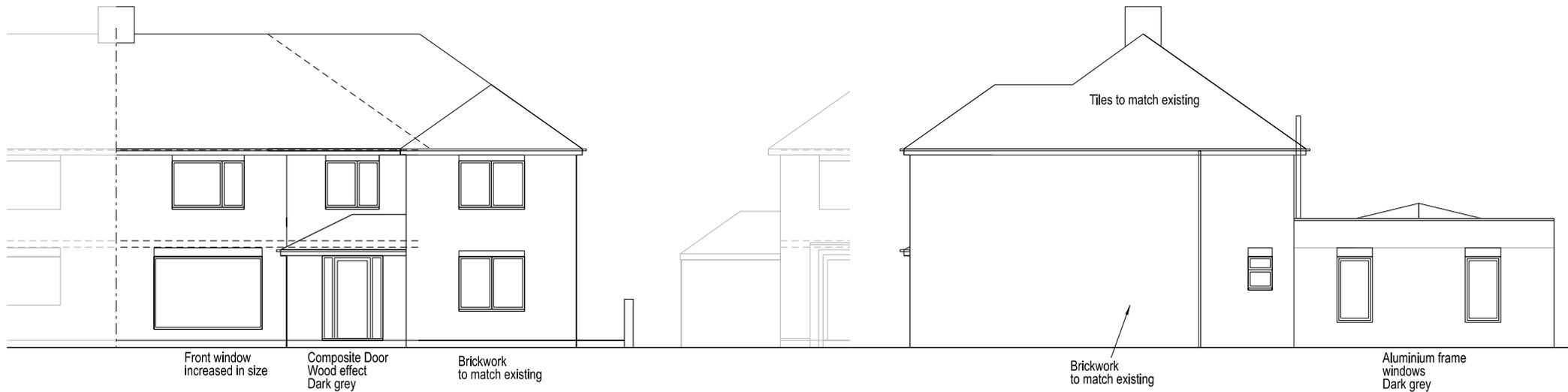


PROPOSED SITE PLAN 1:200 @A3

<p>SCALE BAR</p> <p>0 5 10m</p>		
<p>REVISIONS</p> <p>1 - First Issue</p> <p>3 - Roof amended</p>		
<p>ORIENTATION:</p>	<p>CLIENT:</p> <p>A Thompson</p>	<p>PROJECT:</p> <p>Single storey Extension</p>
	<p>LOCATION:</p> <p>10 Pyewipe Farm, Waddingham, Gainsborough DN21 4TG</p>	<p>DRAWING TITLE:</p> <p>Proposed Site Plan</p>
<p>DATE:</p> <p>JUNE '21</p>		<p>DRAWING No:</p> <p>236 / 002 03</p>
<p>SCALE:</p> <p>1:200 @ A3</p>		

AMENDED

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- REVISIONS
- 1 - First Issue
 - 2 - Layout amended



CLIENT: A Thompson

PROJECT: Extension

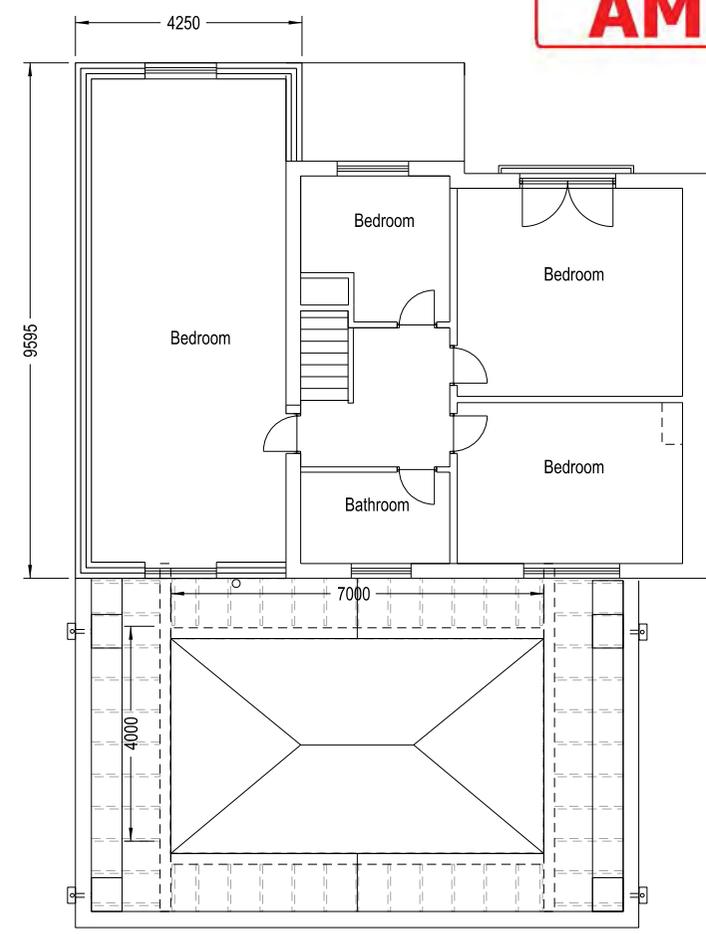
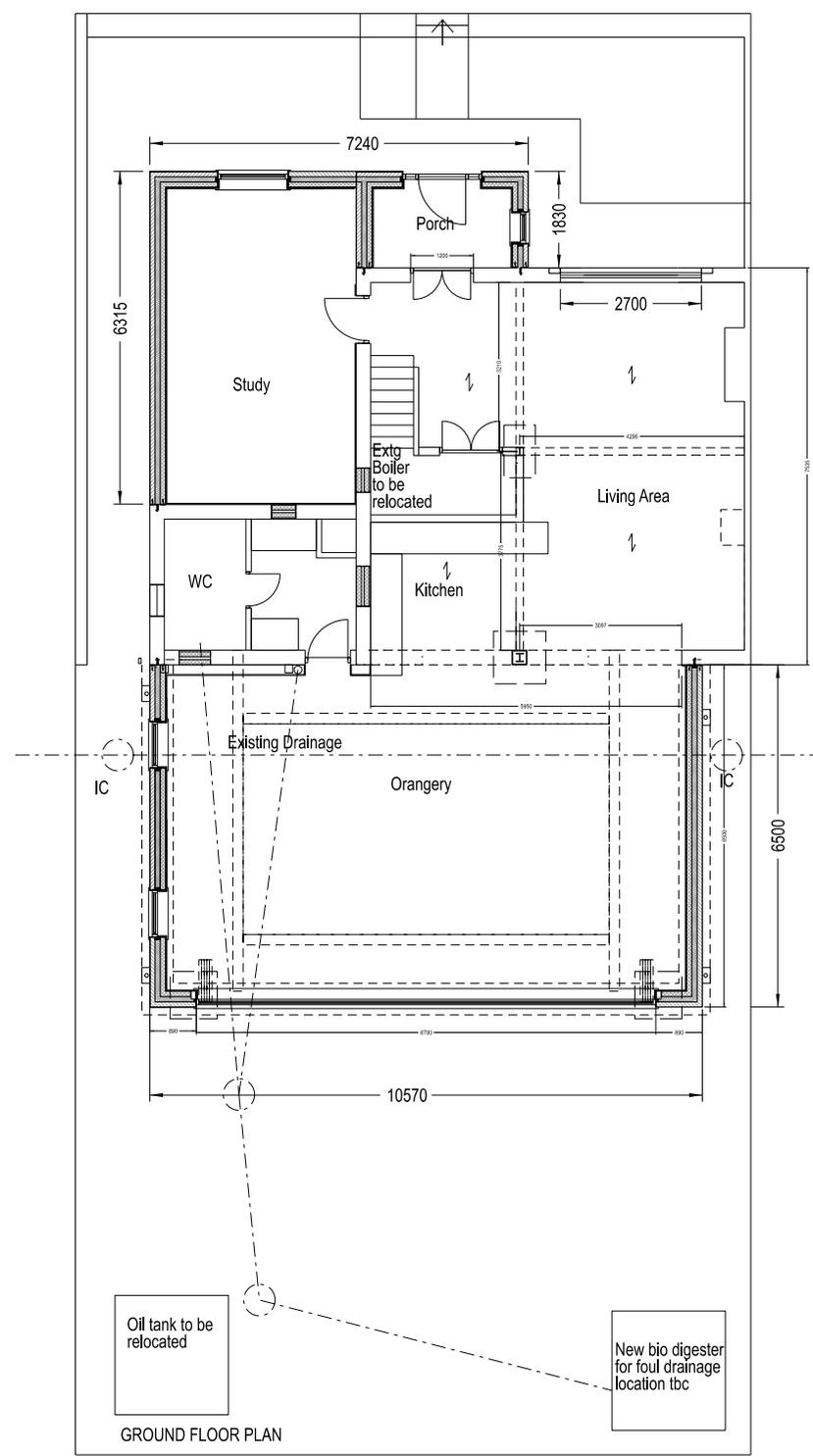
LOCATION: 10 Pyewipe Farm,
Waddingham,
Gainsborough
DN21 4TG

DRAWING TITLE: Proposed Elevations

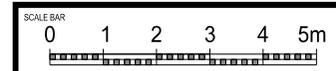
DATE:	DRAWING No:	PROJECT No.:	SCALE:
MAR '21	236	+200	02 1:100 @ A3

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AMENDED



FIRST FLOOR PLAN



REVISIONS
 1 - First Issue
 3 - Layout amended

CLIENT: A Thompson

LOCATION: 10 Pyewipe Farm, Waddingham, Gainsborough DN21 4TG



PROJECT: Extension

DRAWING TITLE: Proposed Plan

DATE:	DRAWING No:	DATE:	SCALE:
MAR '21	236 / 100	03	1:100 @ A3