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| APPLICATION NO | PA/2021/1244 |
| APPLICANT | Mr Karl Collins |
| DEVELOPMENT | Planning permission for extensions and alterations, including increase in height of the property, gable dormers to the front, link building and two-storey side extension, and other associated works |
| LOCATION | 9 Park Drive, Westwoodside, DN9 2AW |
| PARISH | Haxey |
| WARD | Axholme South |
| CASE OFFICER | Emmanuel Hiamey |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Objection by Haxey Parish Council |

POLICIES

National Planning Policy Framework:

Chapter 12: Achieving well-designed places, 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 attractively, 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: General Requirements

DS5: Residential Extensions

T2: Access to Development

T19: Car Parking Provision and Standards

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

Highways: No comments or objections.

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

PARISH COUNCIL

Objects to the application because the plot is relatively small for the proposal and the area is largely bungalows. Accordingly, it would create a dominating feature in its environment, out of place in the street scene, and would be over-development of the site.

They comment that the previous application (PA/2021/547) was refused and there appears to be little or no change to this application compared with the previously refused application. It appears there is some minor alteration to some windows that does not persuade a changing view.

PUBLICITY

A site notice has been posted. One response has been received raising the following concerns:

- impact on neighbouring properties
- the scale of the overall dwelling following the extension
- noise nuisance
- the design of the dwelling

- impact on the street scene
- Over-development of the site.

PLANNING HISTORY

PA/2021/547: Planning permission for extensions and alterations, including an increase in height of the property, gable dormers to the front, link building and two-storey side extension, and other associated works was refused on 21 May 2021 on the basis that the proposal is for a development that is not in accordance with the Development Plan of the North Lincolnshire Council. The proposal was considered to result in amenity impact on the adjacent dwelling, in that it has the potential to take away the privacy of the adjacent dwelling and therefore is not compliant with Policy DS1 (General Requirements) and Policy DS5 (Residential Extensions) as well as the SPG1 Design Guidance for House Extensions of the North Lincolnshire Local Plan.

ASSESSMENT

Site description and proposal

Planning permission is sought for alterations and extensions, including an increase in height of the property, installation of dormers to the front, extending the dwelling to link the existing dwelling and a two-storey side extension, and other associated works at 9 Park Drive, Westwoodside.

The site is bounded by 7 Park Drive to the north, 20 Drewry Lane to the south, 14 Park Close to the east and 14 Park Drive to the west. The area is residential consisting mainly of single-storey dwellings.

The site contains an L-shaped single-storey detached dwelling with a first-floor level loft conversion and detached garage. The first-floor level loft has a box dormer at the side (west elevation) facing the street. The roof level of the dormer soars above the ridge level of the dwelling.

The proposal seeks to erect a two-storey extension (6.957m from the ground to the ridge) to the west elevation of the dwelling (i.e. garage at ground floor and bedroom at first floor) and a single-storey link between the extension and the existing dwelling. It also seeks to raise the roof of the existing dwelling (7.54m from the ground to the ridge) and fill up space at the rear of the dwelling (south-east elevation) to form a two-storey dwelling to match up with the ridge level of the extension.

On the front of the main dwelling there would be two dormer windows and a rooflight on the first floor and windows on the ground floor (north elevation). The rear of the dwelling would have rooflights on the first floor and doors on the ground floor, including a patio door (south elevation). At the gable (west elevation), there would be only one small window serving a toilet on the ground floor. On the gable (east elevation) there would be a window on the first floor and a slit window plus a patio door on the ground floor.

The walls would be constructed in bricks and the roof covering would be slate.

This proposal is a revision to a previously refused proposal (PA/2021/547). The main reason for the refusal was the potential of the extensions to impact on the amenity of the adjacent dwelling, in terms of loss of privacy (rear private amenity area) from the dormer

windows on the first floor, mainly on 7 Park Drive, which is located to the north of the property.

Discussions have taken place between the case officer and the applicant. The case officer highlighted the policy requirement and clarified the reasons for the refusal and emphasised the concern regarding the potential impact on the amenities of the adjacent properties, particularly the privacy of 7 Park Drive.

During the discussions with the case officer, the applicant suggested several design solutions and sought agreement on the final design; however, the onus is on the applicant to demonstrate that the resubmission would not impact negatively on the amenities of the adjacent properties, particularly on privacy.

The key difference between the current proposal and that previously refused is the replacement of one dormer window with a rooflight.

The main issues to consider in the assessment of this application are:

- **the principle of the development;**
- **siting, layout and design;**
- **whether the extension would harm the character of the area and the street scene; and**
- **whether the proposal would impact the amenities of the adjacent properties.**

The principle of the development

Policy CS3 (Development Limits) supports development within the Scunthorpe urban area, the market towns and rural settlements. This policy aims to ensure that future development occurs in sustainable locations. It also ensures that the countryside is protected from inappropriate development and no uncontrolled expansion of settlements will take place. The site is within the development boundary of Westwoodside and therefore the development meets the terms of policy CS3 in terms of sustainable location.

Overall, as policy CS3 does not presume against extensions within development boundaries, the principle of the development is acceptable subject to details of the development.

Layout, siting and design

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.

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.

As indicated earlier, this proposal is a resubmission of a previously refused proposal (PA/2021/547).

Considering the siting, it is an existing development site and therefore the siting does not raise an issue.

In terms of scale and design, currently, the dwelling has a shallow roof with a later extension of box dormer fitted into the existing shallow roof pitch at the side (west elevation) facing the street. The first-floor dormer soars above the ridge level of the dwelling, which is not appropriate in design terms and an eyesore when viewed from the street.

It is believed that the most successful extensions to a dwelling in visual terms are ones where the extension appears as if it has always been part of the house. In this case, the appearance of the existing dwelling with the large box dormer on top is judged to be out of keeping with the original dwelling, the surrounding area and the aim of policy DS5 of the North Lincolnshire Local Plan as well as SPG1 'Design guidance for house extensions' which supports house extensions providing that the extension is sympathetic in design, scale and materials to the existing dwelling and its neighbours.

It should be noted that policy DS5 of the North Lincolnshire Local Plan, as well as SPG1 'Design guidance for house extensions', does not presume against roof extensions or increasing the height of a dwelling; it simply requires such extensions to be sympathetic in design, scale and materials to the existing dwelling and the surrounding area.

While SPG1 'Design guidance for house extensions' seeks to ensure that new housing extensions respect the local character, this does not infer that all new extensions should copy the designs of the past, but rather an appreciation of traditional local architecture combined with thoughtful application of modern building techniques and suitable materials should influence basic design principles.

Having reviewed the details (scale and appearance) of the proposed extension, while it is acknowledged that it would be the first of its kind on the street (resulting in a two-storey dwelling), it is considered that it will not raise any significant issue in terms of harm to the street scene since it would be an improvement over the existing dwelling and would enhance the appearance of the street scene when compared with the appearance of the current dwelling.

A concern has been raised by the parish council about over-development of the site. In response, the local development plan policy is not prescriptive on what constitutes over-development of an application site and therefore it is a matter of judgement. It is considered that this development would not result in over-development of the site since the site would have adequate amenity space for the enjoyment of the resident.

Overall, the location, scale and design of the proposal is acceptable.

Impact on neighbouring properties

Turning to the impact of the proposal on adjacent properties, policy DS5 of the North Lincolnshire Local Plan is concerned with unreasonable proposals that would reduce sunlight or daylight, or result in overshadowing, loss of privacy or overbearing impact to adjacent dwellings.

The adjacent property (7 Park Drive to the north) has a large open garden at the front and a small private amenity area at the rear. It is worth noting that the dwelling would be approximately 4m from the common boundary with that adjacent property with a driveway and existing garage between. The applicant has also replaced the dormer window at the rear which would directly overlook the rear amenity area with a rooflight.

In this case, it is believed that the rooflight would not provide a view into the amenity area at the rear of 7 Park Drive to the north and is therefore acceptable. Turning to the dormer windows that would be retained, they would likely provide a view into the open garden area at the front of the property and therefore do not raise an issue.

In terms of overbearing impact and overshadowing, as indicated earlier, the dwelling would be approximately 4m from the common boundary with 7 Park Drive to the north. Furthermore, the applicant has submitted a drawing showing sunlight and daylight impact. The drawing demonstrates that there would not be an issue of overshadowing or overbearing impact to the neighbouring properties. This is judged acceptable and the dwelling would not raise a significant issue of overshadowing or overbearing impact that would warrant refusal.

Consequently, this resubmission has addressed the concern of the local planning authority regarding the potential of the extensions to impact on the amenity of the adjacent dwelling, in terms of loss of privacy (rear private amenity area) from the dormer windows on the first floor, mainly on 7 Park Drive, which is located to the north of the property. It has also demonstrated that there would not be an issue of overshadowing, which was not considered a likely issue in the first place.

Overall, the proposal would align with policy DS5 of the local plan.

Parish council

Haxey Parish Council objects to the application on the basis that the proposal would result in over-development of the site and harm the character of the area and the street scene. The concerns raised have been addressed in this report.

Highways

Policy T2 of the local plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision. Given the existing garage and the proposed double garage, the proposal would not raise an issue in terms of parking provision. Highways have no comments or objections to make on this application.

Drainage

The site is within SFRA Flood Zone 2/3 (a) Fluvial, which has moderate to high flood risk. This is an existing property located within flood zones 2 or 3. Notwithstanding the above, the LLFA Drainage Team has no objections or comments to the proposed development. It is therefore believed that the extension has been designed to be flood resilient and unlikely to raise a significant issue of flooding.

Public comment

The concern about the scale and design of the proposal, and impact on neighbouring properties and the street scene, has been addressed in this report. The issue of over-development of the site has also been addressed. On the matter of noise nuisance during construction, this proposal is not a major development and it is not expected to raise significant noise nuisance. Any noise during construction would be for a limited time and therefore it is not considered that a condition relating to construction hours is appropriate.

Conclusion

The proposal is within the development boundary of Westwoodside and the principle of the development is supported by policy CS3 (Development Limits) of the Core Strategy.

The siting, layout and design of the extensions are judged acceptable and the development is unlikely to have a detrimental impact on the amenities of surrounding properties or the street scene.

All things considered, the siting, scale and design are considered satisfactory and the proposal complies with policies DS1 and DS5 of the local plan, and SPG1 'Design guidance for house extensions. The proposal is therefore 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. CWX-CH-2021-01 and Dwg. No. CWX-CH-2021-101B.

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.



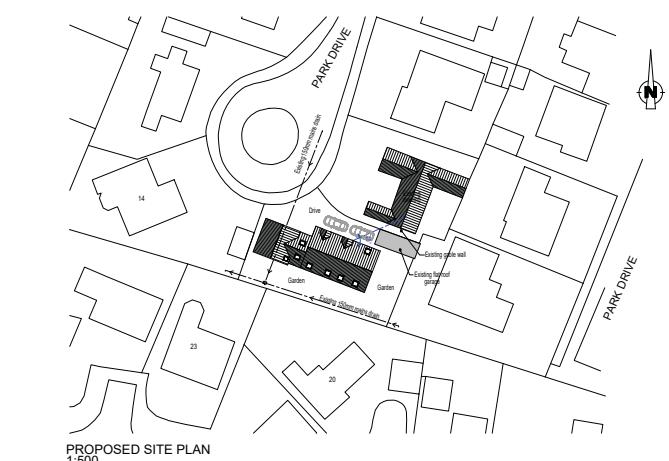
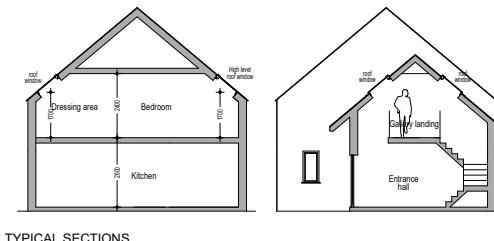
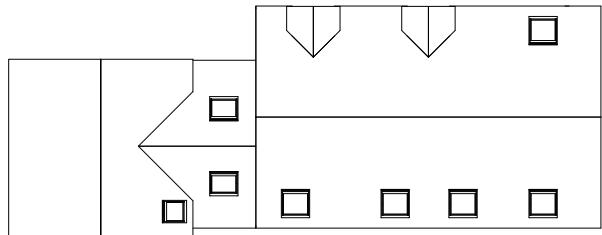
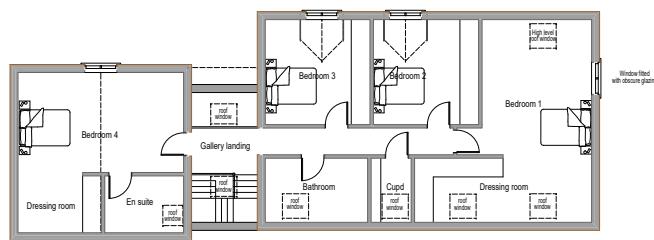
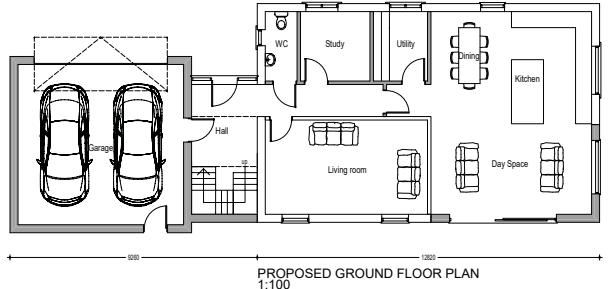
**North
Lincolnshire
Council**

Development Boundary

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PA/2021/1244

PA/2021/1244 Proposed plans (not to scale)



PROPOSED 3d VIEWS

PROPOSED MATERIALS

Walls : Existing Dormer bungalow - Existing external walls to be relined with Wienerberger Kassandra Multi bricks

New extensions - Wienerberger Kassandra Multi bricks to outer skin of new cavity walls

Roof : Roofs to be finished with Sandtoft 20/20 Antique State

Doors / windows : Dark grey/black doors and windows with stone surrounds

Project

• PROPOSED EXTENSIONS AND ALTERATIONS

• EXISTING BUNGALOW

• MR K COLLINS AND MISS H NICHOL

Title:

• PROPOSED PLANS AND ELEVATIONS

Scale : 1:100 @ A1

Date : 03-2021

Drawn : DS

Drawing No.

CWX-CH-2021-101B



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