

APPLICATION NO	PA/2021/1875
APPLICANT	Mr Josh Walshe
DEVELOPMENT	Planning permission to erect an extension to provide two first-floor flats
LOCATION	12 Oswald Road, Scunthorpe, DN15 7PT
PARISH	Scunthorpe
WARD	Town
CASE OFFICER	Jennifer Ashworth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Application by a member of the council (Councillor Josh Walshe)

POLICIES

National Planning Policy Framework:

Sections 2 (Achieving sustainable development), 4 (Decision-making), 5 (Delivering a sufficient supply of homes, 11 (Making effective use of land) and 12 (Achieving well-designed places).

Paragraph 8 (Achieving sustainable development) means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 11 (Presumption in favour of sustainable development) – Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

North Lincolnshire Local Plan: DS1, DS7, DS14, H7, H5, H8, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5, CS7, CS8

Housing and Employment Land Allocations DPD (2016): The site lies within the development limits of Scunthorpe and is unallocated as shown on Proposals Map Insert 36 Scunthorpe.

CONSULTATIONS

Highways: No comments or objections.

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

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

The site

The site is located within the Scunthorpe and Bottesford Urban Area. The site operates as a mixed-use building with an estate agent's at ground floor. The site is surrounded by commercial/residential properties on all sides. A recent change of use application (PA/2021/527) was granted permission for the use of the first floor and part of the ground floor retail space to create 4 flats at 38 Oswald Road, Scunthorpe.

The site is accessed from the rear of Oswald Road, off Mary Street, via a ten-foot that also serves a number of other properties along Oswald Road.

Planning history

PA/2019/207: Planning permission for part demolition of the rear and erection of external staircase, and internal alterations, to create first-floor flat – approved with conditions 08/03/2019

6/1974/0081: Change of use from shop to offices – approved with conditions 29/03/1974.

The proposal

Permission is sought to erect an extension at the rear of the existing building to provide two first-floor flats. The site includes an existing single-storey flat to the rear at first-floor level as well as an external steel staircase and two car parking spaces to the rear of the building. The internal floor area of the existing first floor totals 44.3m², which is C3 usage, all as one flat. The two proposed flats will create 55.84m² of additional C3 area. The new first-floor flats will be served by the existing external staircase which will enable the flats to be fully separate from the ground floor commercial area.

Material considerations

The main issues in the determination of this application are the principle of development, and the impact upon the character and appearance of the dwelling, and upon residential amenity and the highway.

The site is an existing residential and commercial property and extensions are considered acceptable subject to the impact on residential amenity and design. The site is located within the development limits of Scunthorpe.

Principle of development

Development limits for each settlement are set out in the Housing and Employment Land Allocations Development Plan Document and are strongly supported as a key tool in ensuring that future development occurs in sustainable locations.

The site is located within the development limits of Scunthorpe and within a sustainable location, close the centre of Scunthorpe. The site is also close to public transport links. It is a brownfield site and contains an existing C3 use on the first floor. A commercial unit to the north of the site includes a similar first-floor extension. As such the design is considered to be in keeping with the locality. The provision of two additional flats will provide an element of affordable housing within the locality.

The creation of two flats on the first floor above the ground-floor commercial premises is considered acceptable in this location and accords with the NPPF, policies CS1, CS2, CS3, CS7 and CS8 of the Core Strategy, and H5 and H8 of the North Lincolnshire Local Plan.

Residential amenity/design

Saved 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 proposal should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policies DS5 and CS5 are both concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials, and they seek to improve the quality of design across North Lincolnshire. The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment.

The site forms part of an existing commercial and residential unit in Scunthorpe, within the main settlement boundary. The site is unallocated within the Development Plan. Permission is sought to erect two first-floor flats, accessed via the existing external steel staircase to the rear of the property. An access/walkway will be provided in front of the two flats to serve the existing flat and the proposed new flats. The proposed new structure will include a flat roof and rendered blockwork construction, with uPVC windows and doors.

In terms of the amenity of the locality, the extension will be visible from the ten-foot as well as the rear of adjoining properties. However, there are other external staircases and first-floor extensions within the vicinity of the site. The external alterations involve the erection of the first-floor rear extension, including the provision of rooflights in the existing flat to ensure natural light is achieved in the property. These alterations are only visible from the rear of the premises and will not have an adverse impact on the amenity of the locality.

Given the proposed development is to the rear of the existing property, overlooks car parking and servicing areas, no windows are proposed overlooking the adjoining property to the south, all new openings and windows will overlook the access/walkway to the north, and the building is set back from the property to the north, it is not considered that the proposal would cause issues of overshadowing or loss of sunlight/daylight, nor would it impact on the privacy of other dwellings or neighbours.

The users of the staircase and flats will look out onto the walkway to the north, the ten-foot and parking areas. This is already in use and no objections have been raised. The ground floor of the premises is in commercial use and as such it is not considered that any overlooking issues will arise.

It is therefore considered that the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours and aligns with policies DS1, H5, H8 and DS5. The proposed extension will provide a high-quality design thus enhancing the character, appearance and setting of the immediate area and is therefore in accordance with policies CS5 and DS5.

The proposal therefore accords with the NPPF, policy CS5 of the Core Strategy and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

Impact on the highway

In terms of the highway, no objections have been received. The site includes two existing car parking spaces accessed from the ten-foot. No additional spaces are proposed.

Appendix 2 of the local plan requires one space per flat within the curtilage of the property.

The proposal includes two spaces for three flats. The site is located within a highly sustainable area where a wide range of local facilities, services and amenities can be reached on foot and via public transport. On balance, it is considered that the provision of

affordable housing within a sustainable location outweighs the requirement for parking within the curtilage in this case.

Conclusion

The proposal is acceptable in principle, is well designed, would provide affordable housing within a highly sustainable location and would not harm residential amenity. It is recommended that planning permission is granted.

Pre-commencement conditions

These have been agreed with the applicant/agent.

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:

- Existing & Site Plans: Dwg No. 857.100

- Proposed Arrangements/Plans: Dwg No. 857.101 Rev A.

Reason

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

3.

The external materials to be used in the construction of the proposed development hereby approved shall be as provided on the following approved plans:

- 857.100 and 857.101A.

Reason

In the interest of the visual amenity of the area.

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/2021/1875

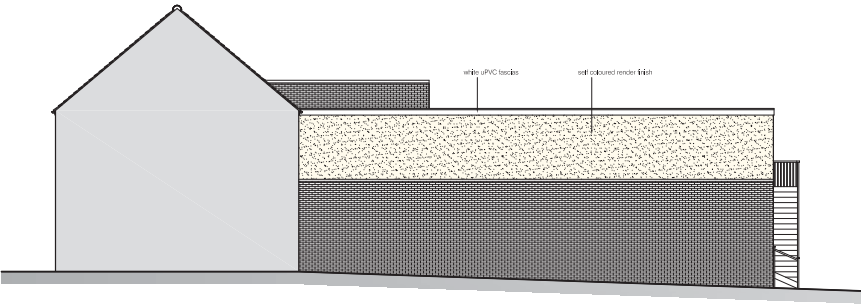
All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonarchitect.

Do not scale from these drawings - If in doubt - ask.

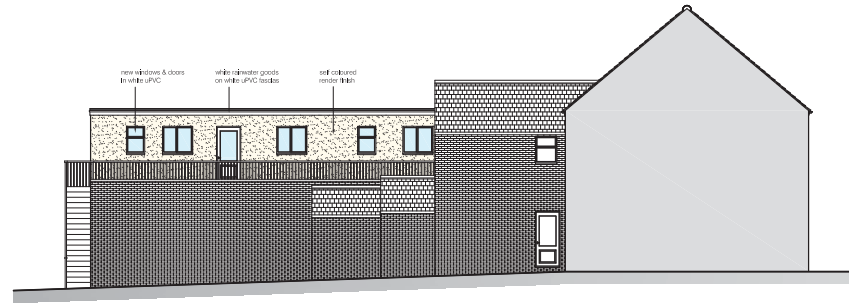
All materials shall be fixed, applied or fitted in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonarchitect.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specifications.

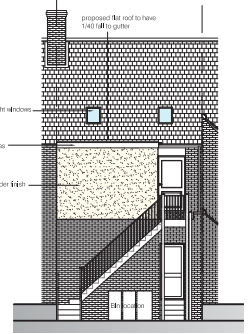
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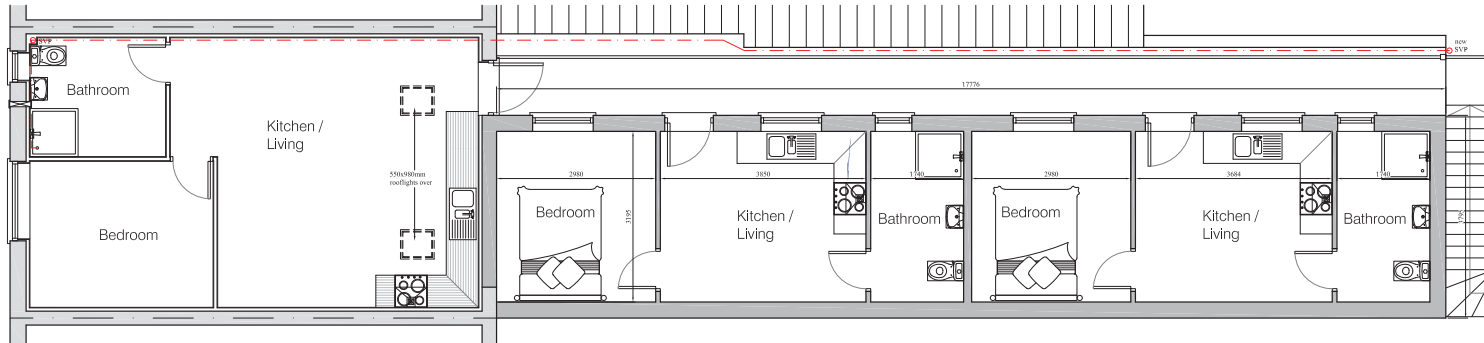
Proposed South Elevation



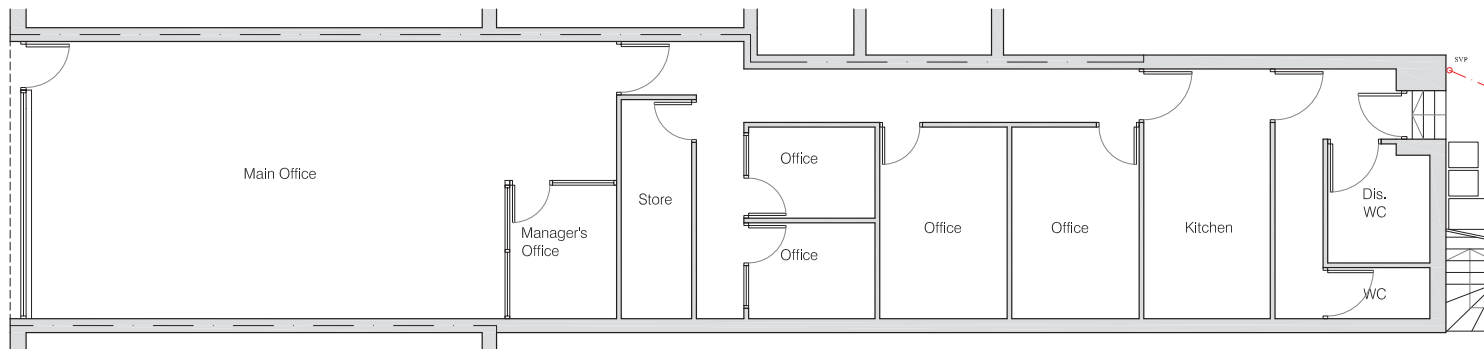
Proposed North Elevation



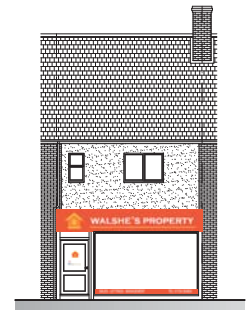
Proposed East Elevation



Proposed First Floor Plan



Proposed Ground Floor Plan



West Elevation
(Remains Unchanged)

PARTY WALL NOTICE(S)

Building beside (A) or against (B) the boundary line:

If you plan to build a party wall beside or against the boundary line, you must inform the Adjoining Owner by serving a Notice.

Excavating near neighbouring buildings:

If you plan to excavate foundations within 3 metres of a neighbouring building or structure, where the excavation will go deeper than the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

If you plan to excavate foundations within 6 metres of a neighbouring building or structure, where the excavation will cut a line drawn at 45° from the bottom of the neighbour's foundations, you must inform the Adjoining Owner by serving a Notice.

A	Revisions Added to Existing File	11/10/21
rev.	amendment	date
Mr J Walsh,	ifs Proposed Arrangements	857,101 rev.A
Southrop,	stage Planning	drawn Oct 21
DN15 7PT,	scale 1:50 & 1:100	drawn by MP