

APPLICATION NO	PA/2021/2055
APPLICANT	Mr Nick Webster-Henwood
DEVELOPMENT	Planning permission to erect a two-storey entrance/stair core to front of property, window additions and internal reconfiguration of dwelling (including demolition of existing conservatory)
LOCATION	The Game Farm, West End Road, Epworth, DN9 1LB
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council

POLICIES

National Planning Policy Framework: Sections 12 and 16 apply.

North Lincolnshire Local Plan: Policies DS1, DS5, RD2, RD10 and LC14 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5 and CS6 apply.

CONSULTATIONS

Highways: No objection or comments.

LLFA Drainage: No objection or comments.

Historic Environment Record (HER): The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14). Given the recent planning history and planning decisions contrary to HER advice, no objection is offered to the current application for these minor alterations to the permitted development. Any permission granted should be subject to a standard condition as attached to PA/2021/391 removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape.

TOWN COUNCIL

Object on the following grounds:

- increase in size, especially height
- impact of the height, materials and design upon the open countryside.

PUBLICITY

A site notice has been displayed; no responses have been received.

ASSESSMENT

The application site consists of a single-storey detached bungalow located to the rear of another property, outside the defined settlement boundary within the countryside. The dwelling is of traditional gable design with a conservatory located to the front and is constructed from a red brick with a dark concrete tile. It is accessed via a single lane track and is located within the Isle of Axholme Area of Special Historic Landscape Interest (policy LC14) and in Flood Zone 1, which is the lowest area of flood risk. Planning permission is sought to erect a two-storey extension to the front of the property, this involves the demolition of the existing conservatory.

The main issues in the determination of this application are the principle of development and the impact of the extension on the character, appearance and setting of the open countryside and the LC14 landscape.

Principle of development

Policy RD2 (Development in the Open Countryside) is considered relevant which states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

‘(vii) for the replacement, alteration or extension of an existing dwelling.’

Provisions (a) – (f) are also listed.

The proposed extension would relate to an existing dwelling; therefore, the proposal would fall within the scope of policy RD2, section (vii).

Impact on countryside/LC14 land

Planning permission is sought to erect a two-storey extension to the front of this detached bungalow. The dwelling is in the open countryside and policy RD10 of the North Lincolnshire Local Plan therefore applies, which states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- (ii) the volume of the proposed extension or alteration 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;
- (iii) 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; and
- (iv) 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.

The plans show that the extension will be positioned to the front of the dwelling, will be two-storeys in height and constructed from a mix of materials, namely timber cladding with a vertical emphasis and slate roof tiles. It will provide the staircase and entrance area to the dwelling and includes a double-height wrap-around glazed window feature to its south-

western corner; this will provide visual interest to the dwelling in its extended form and emphasises this feature as the new entrance to the dwelling. In terms of floorspace this extension will provide an additional 19.4 square metres to the dwelling across two floors, however the majority of this floorspace accommodates the staircase and the extension represents less than 20% additional volume to the dwelling.

It is noted the extension is constructed from materials which do not assimilate with the appearance of the existing dwelling and the extension is 1.275 metres higher than the ridge line of the existing bungalow. However, it is worth noting the applicant has recently been granted a prior approval under PA/2021/1551 for an additional storey to the bungalow and two single-storey extensions (one to the front and one to the rear) under PA/2021/371; therefore, the extension in its fully extended form will not form the visually dominant design feature to the dwelling and its external materials of construction will be consistent with the appearance of the extended bungalow. To this end the proposed extension is not considered to result in an alien or incongruous form of additional development in the countryside and will reflect the local vernacular in terms of design and appearance. Given the separation distance to the nearest residential properties (35 metres) the extension is not considered to result in any loss of residential amenity in this case.

In terms of impact on the character, appearance and setting of the LC14 land, the proposal would have the effect of extending built development into the rural landscape. However, given the recent additions consisting of the following applications, HER have raised no objection to the proposals in terms of the potential for an adverse impact on the setting of the LC14 landscape. Applications recently permitted on this site:

PA/2021/391: Application for full planning permission to erect single-storey extensions to existing dwelling (dormer storey to one wing) – approved with conditions 17/12/2021

PA/2021/1551: Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys – approved 19/11/2021

PA/2021/1725: Application to determine if prior approval is required for a proposed larger home extension – prior approval not required 09/11/2021

Based on the number of applications previously permitted for extensions, it is considered this proposal represents a subservient addition to the dwelling (in its future extended form) and therefore, when considered cumulatively, it will not have an adverse impact on the character, appearance and setting of the LC14 landscape.

HER have also advised the removal of householder permitted development rights to avoid the uncontrolled extension and expansion of the dwelling and its residential curtilage into the LC14 landscape. It is worth noting there are no restrictions in place in terms of planning conditions which restrict householder permitted development rights for the applicant and as such it would be unreasonable and unnecessary to remove them under a householder planning application. In addition, the applicant has chosen to exercise much of their permitted development rights under the applications listed above and as such there wouldn't be many options in addition to those listed above available to develop within the site still further.

In conclusion, it is considered the proposed extension will not form an alien or discordant feature in the rural landscape, it is not considered to have an adverse impact on the character, setting and appearance of the LC14 land, it will not impact on highway safety or residential amenity and will provide visual interest to the front of the dwelling in its extended form. The proposal is considered compliant with policies RD2, RD10, DS1 and DS5 of the North Lincolnshire Local Plan, and CS5 and CS6 of the adopted Core Strategy. The proposal 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: 2019-ID-37-LOC and 2019-ID-37-PL0001.

Reason

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


Informative 1


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.

Informative 2

Please be advised the changes in external materials to the single-storey extension permitted under PA/2021/1725 cannot be considered under this planning application and as such have not been assessed or approved.



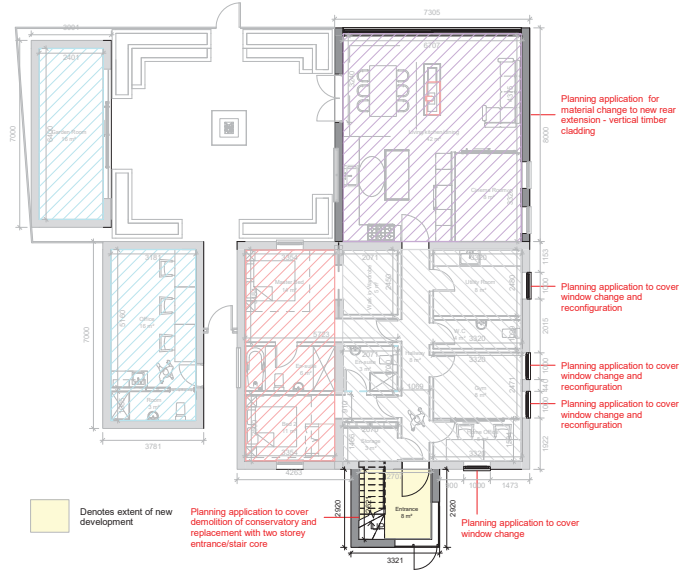
 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

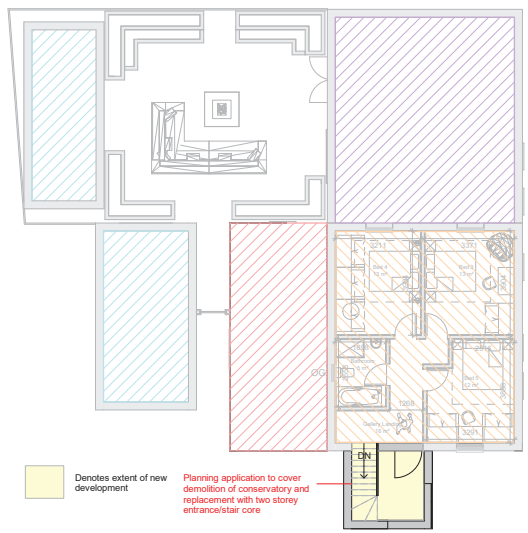
**North
Lincolnshire
Council**

PA/2021/2055

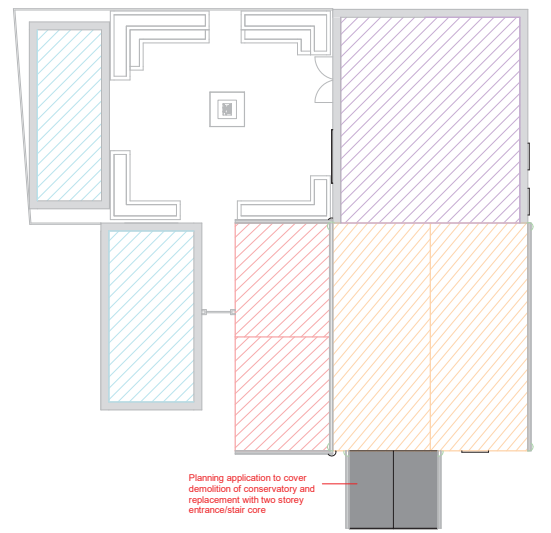
PA/2021/2055 Proposed plans and elevations (not to scale)



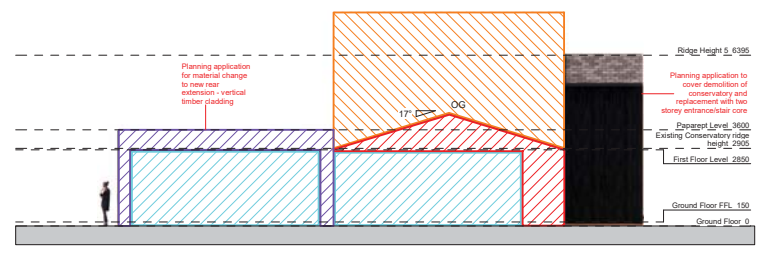
Ground Floor FFL - Scale - 1 : 100



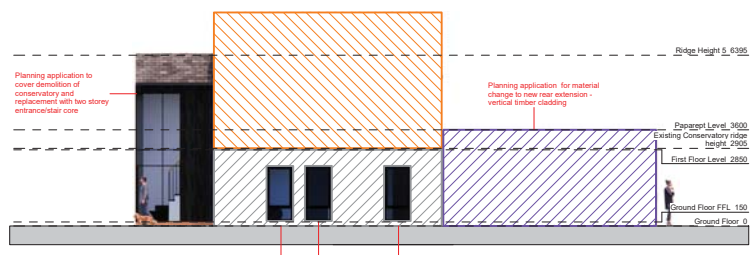
First Floor Level - Scale - 1 : 100



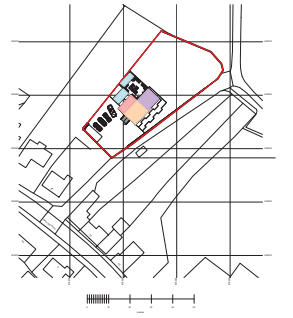
Roof Plan - Scale - 1 : 100



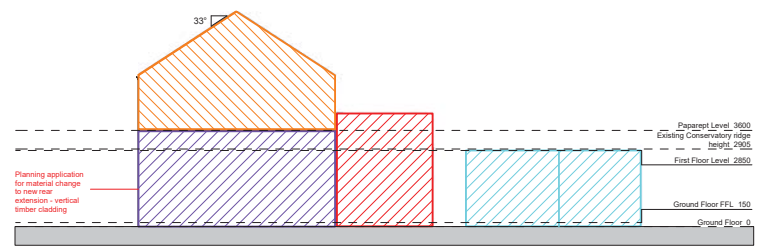
Side Elevation - Scale - 1 : 100



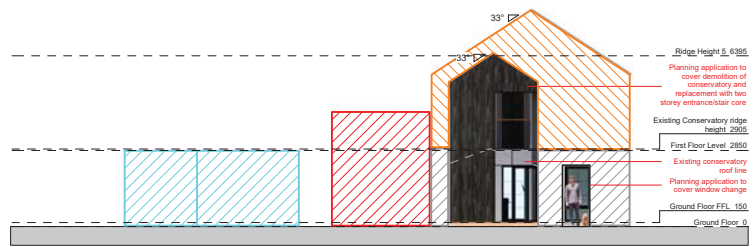
Side Elevation - Scale - 1 : 100



Site Location Plan - Scale - 1 : 1250



Rear Elevation - Scale - 1 : 100



Front Elevation - Scale - 1 : 100

Material Key

--	--	--	--

- Addition of a single side extension - Application reference - PDE/2021/58
- Addition of a vertical storey - Prior approval application - PA/2021/1551
- Larger homes rear extension - Prior approval application - PA/2021/1725
- Application to construct outbuildings under GPDO - application reference - PDE/2021/86
- Existing Dwelling

Drawing Scale: As indicated @ A1
 Game Farm, Epworth
 General Arrangements & Elevations
 2019- ID - 37 - **PL001**



PLANNING DRAWING

No. 12 High Street, Epworth, North Leics, DN9 1ET
 M: 07917 224561 | T: 01457 671460
 E: info@sleDesign-architecture.com
 CIAT Chartered Membership No: 015569