

APPLICATION NO	PA/2009/0292
APPLICANT	Mr T Shepherdson
DEVELOPMENT	Planning permission to erect two-storey extensions
LOCATION	Poplar View, Soff Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) – Goxhill is identified as a minimum growth settlement.</p> <p>Policy ST3 (Development Limits) – the site is situated outside the development boundary.</p> <p>Policy RD2 applies relating to development in the open countryside.</p> <p>Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to extend dwellings in the open countryside will only be permitted provided that the extended dwelling would not exceed a 20% increase on the original, exclusive of permitted development rights, and would not be substantially higher in elevation.</p> <p>Policy DS1 (General Requirements) also applies.</p> <p>Policy DS5, relating to residential extensions, also applies, as does SPG1, relating to detailed design considerations for house extensions.</p>
CONSULTATIONS	Highways: Do not wish to restrict the grant of planning permission.
PARISH COUNCIL	No objections or comments.

PUBLICITY

Neighbouring properties have been notified and letters of objection have been received in which the following material issues have been raised:

- objectors run nearby businesses and are concerned about the effect of the development on their businesses and the restriction of the growth of businesses in the area – residential neighbours may complain which could effect the running of those businesses
- it is unacceptable to replace industrial property with domestic; existing dwellings on the estate are linked to businesses
- altering a small industrial unit, which was able to obtain residential status, to create a larger residential property
- the site lies the outside development boundary; objectors refer to detailed policy contained within policy RD2 – development inappropriate
- concerns over the new access
- no ecological study – the site lies within 500 metres of a known colony of great crested newts, barn owls, bats and badgers
- an adjacent site was refused permission
- there is a new fence line shown where trees and hedges now exist
- this application is on the same site as a previous application (PA/2008/0977) which was refused

ASSESSMENT

This application relates to a single-storey former RAF building on the old Goxhill Airfield. One of the buildings was previously converted to a dwelling and is in structurally poor condition. It is proposed to extend the building to provide additional living accommodation, including first floor bedrooms and a second bathroom.

The main issue which needs to be addressed in determining this application is whether the extensions to the dwelling would comply with the criteria set out in policy RD10 of the North Lincolnshire Local Plan.

Policy RD10 allows for the extension of existing dwellings in the open countryside subject to certain criteria.

The first criterion is that the extended dwelling should not exceed the volume of the original dwelling which it is to replace by more than 20%, exclusive of the normal permitted development rights, and should not be substantially higher in elevation.

A previous application (PA/2008/0977) which related to proposals to replace the dwelling with a new chalet bungalow was refused by the Planning Committee on 7 January 2009.

The proposed extensions would see the height of the dwelling raised from 3.8 metres to 8.1 metres; this is clearly contrary to the requirements of policy RD10 and would be unacceptable in this open countryside setting where local plan policy aims to restrict the size and height of extended dwellings.

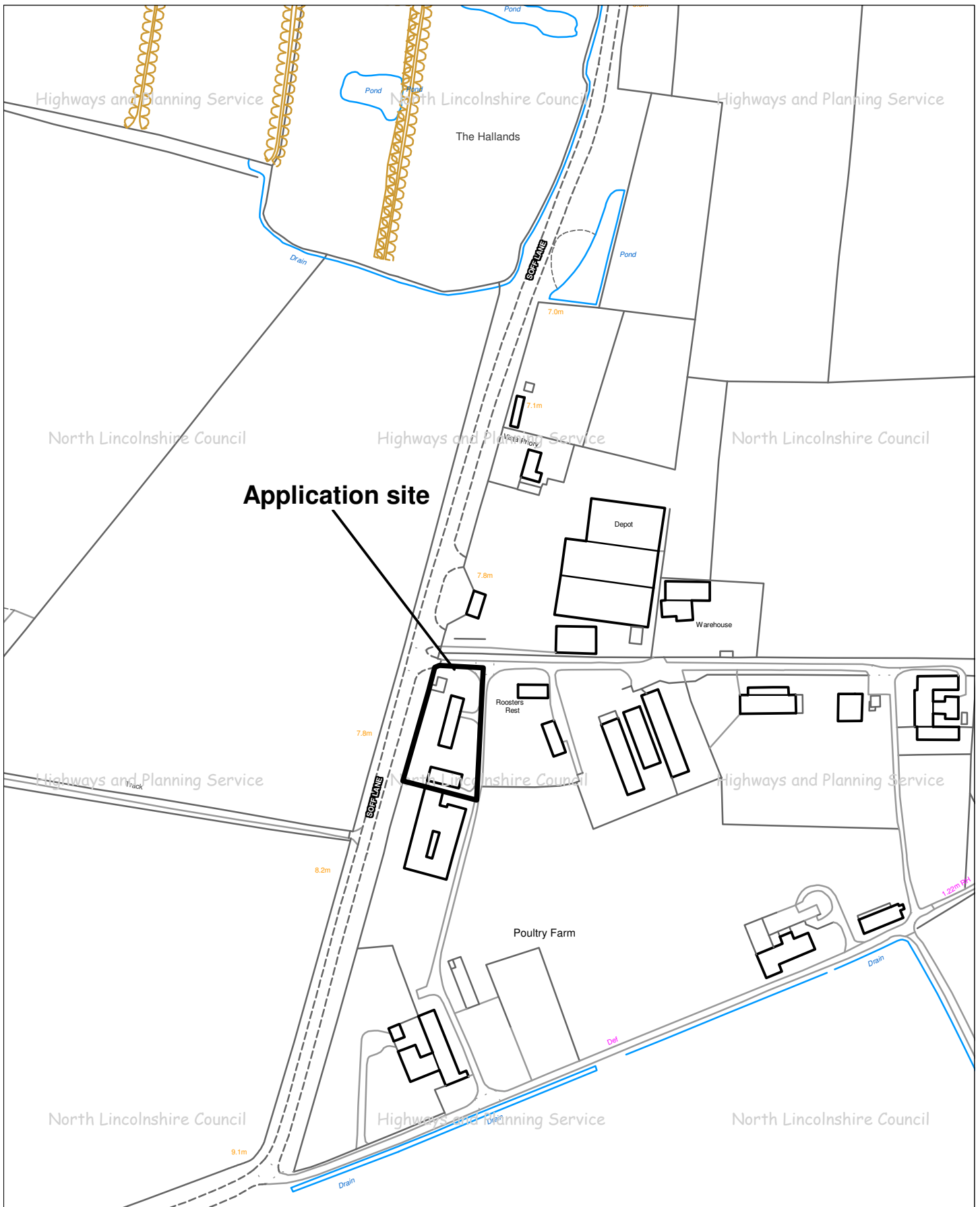
Using calculations based on floor area, the extended dwelling would represent an increase in size of approximately 245%. Whilst permitted development rights should also be taken into account, this will not mitigate against the excessive size of the proposed extended dwelling which is clearly not in accord with the requirements of policy RD10.

Whilst other issues have been raised by objectors, these objections are not considered to be founded and the only issue which the application is recommended for refusal on is the size and height of the proposed extended dwelling.

RECOMMENDATION

Refuse permission for the following reasons:

The proposed extension would result in a dwelling which would exceed the volume of the original dwelling by an amount significantly above the 20% increase allowed by policy RD10 of the North Lincolnshire Local Plan and would be significantly higher than the original dwelling, and would be harmful to the character and integrity of the open countryside which should be protected for its own intrinsic value. The excessive size and height of the proposed extension would not represent a sustainable form of development in this rural location which is not well linked to local facilities such as schools and shops. The proposals are therefore contrary to policies RD2 and RD10 of the North Lincolnshire Local Plan and Planning Policy Statement 7.



Drawing Title: 2009/0292

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Highways and Planning Service

Service Director,
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