

<b>APPLICATION NO</b>	<b>PA/2009/0293</b>
<b>APPLICANT</b>	Mr J Kirby
<b>DEVELOPMENT</b>	Planning permission to erect an extension
<b>LOCATION</b>	70 Rectory Street, Epworth
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	AXHOLME CENTRAL
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Epworth Town Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) states that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.</p> <p>Policy DS5 (Residential Extensions) states that planning applications for residential extensions will be allowed providing that the proposals are sympathetic in design, scale and materials to the existing dwelling and its neighbours.</p> <p>Supplementary Planning Guidance Note 1 (Home Extensions) also applies.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections or comments.
<b>TOWN COUNCIL</b>	<p>Object on the following grounds:</p> <ul style="list-style-type: none"> <li>• The proposed extension would constitute over-development of the site.</li> <li>• The proposed extension, coupled with the existing two-storey side extension to the adjoining property (68 Rectory Street), would change the appearance of the dwellings in the street scene to development more akin to terraced, rather than semi-detached, properties.</li> </ul>

## **PUBLICITY**

Neighbouring properties have been notified and one letter of objection has been received, raising similar issues to those raised by Epworth Town Council, together with the following issue:

- The proposed extension would set a precedent for similar development to other semi-detached properties along Rectory Street, to the detriment of the street scene.

## **ASSESSMENT**

The application site is a two-storey, semi-detached property set on an elevated position within the street scene. Immediate neighbouring properties are of similar scale, age and design with large, modern detached properties located across the road. The neighbouring property (68 Rectory Street) has a similar existing two-storey side extension.

**The main issues in determining this planning application are whether:**

- **the proposed extension would constitute over-development of the site;**
- **the proposed extension, when viewed with the existing extension to 68 Rectory Street, would create an appearance of terraced properties within the street scene;**
- **the proposed extension would create a precedent for further extensions to take place.**

The proposed two-storey extension would be to the side of the existing property and would extend over the drive. No private amenity space would be taken up, therefore the proposed extension is not considered to constitute over-development of the site.

Whether the proposed development would set a precedent for further development to take place in the area is not a material planning issue. The local planning authority considers each planning application on its own merits.

Although the proposed extension would result in two adjoining properties having two-storey side extensions, there would be a gap between these properties and other neighbouring dwellings. Furthermore, when the property is viewed in the wider context of Rectory Street, it would not significantly reduce the spacing between the properties as the majority of semi-detached houses do

not have side extensions. Therefore the proposed extension is not considered to be out of keeping with the street scene and it would not result in any loss of amenity to adjacent properties.

**RECOMMENDATION**

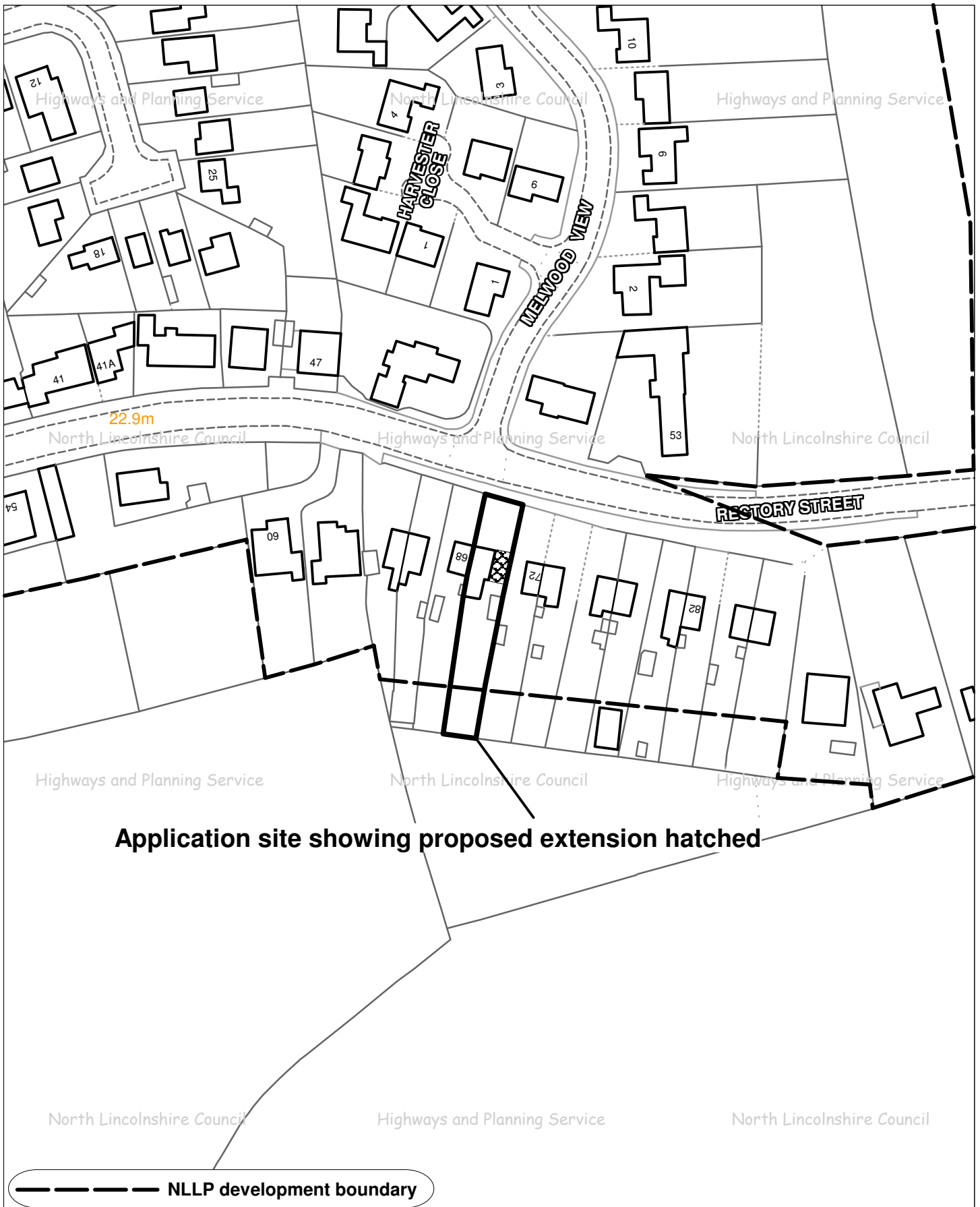
**Grant permission subject to the following conditions:**

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.



Drawing Title: 2009/0293

OS Grid Ref: SE79000353

Drawn by: KC

Scale: 1:1250

Date: 12/05/2009



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Highways and Planning Service

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