

<b>APPLICATION NO</b>	<b>PA/2009/1109</b>
<b>APPLICANT</b>	Mr & Mrs K Shepperson
<b>DEVELOPMENT</b>	Planning permission for rear two-storey and single-storey extensions
<b>LOCATION</b>	The Hawk, New Holland Road, Barrow-upon-Humber
<b>PARISH</b>	<b>BARROW-UPON-HUMBER</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Officer discretion
<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) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> <li>(i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;</li> <li>(ii) the design and layout should respect and, where possible, retain or enhance the existing landform;</li> <li>(iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;</li> <li>(iv) amenity open space should be retained where possible;</li> <li>(v) no pollution of water, air or land should result.</li> </ul> <p>Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:</p>

- (i) the replacement dwelling would 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 would not be substantially higher in elevation;
- (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.

Policy DS5 (Residential Extensions) requires that 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 or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

**CONSULTATIONS**

**Highways:** No objections.

**PARISH COUNCIL**

No objections.

**PUBLICITY**

Neighbouring properties have been notified and a site notice posted. No comments have been received.

**ASSESSMENT**

Planning permission is sought for a large rear extension comprising of single and two storeys at The Hawk, New Holland Road, Barrow-upon-Humber. The dwelling itself is an existing detached dwelling with three bedrooms, with a neighbouring dwelling located some 50 metres away to the east. The site benefits from some mature foliage surrounding the site. New Holland Road is adjacent to the site.

**The main issue to consider when determining this application is whether or not the proposed extension**

**is contrary to policy RD9 by virtue of its size, scale and massing.**

Policy RD10 allows for the extension of dwellings in the open countryside by 20% of the original volume of the dwelling, exclusive of permitted development rights. In this case the volume of the original dwelling equates to some 226m<sup>3</sup>, with 20% of the volume being 167m<sup>3</sup>. However the overall increase, including the extension, equates to some 271m<sup>3</sup> – essentially doubling the size of the property. Therefore it could be considered that the proposal is contrary to policy due to the overall volume of the extension being proposed.

However, in this case there are mitigating circumstances – the applicant has submitted a supporting statement which outlines the personal family reasons why the extension being proposed is so large. For all family members to live in the same dwelling an extension is required to adequately accommodate everyone involved.

Furthermore, in assessing the proposal in terms of its visual impact, there is only one dwelling nearby, which is located some 50 metres away, but due to the orientation of the extension there is considered to be no detrimental impact on the nearby property in relation to overlooking or loss of light etc.

Therefore, in conclusion, it is considered that whilst the extension is contrary to policy by virtue of its volume, the mitigating personal circumstances and the fact that the extension has no detrimental impact means that the application can be 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

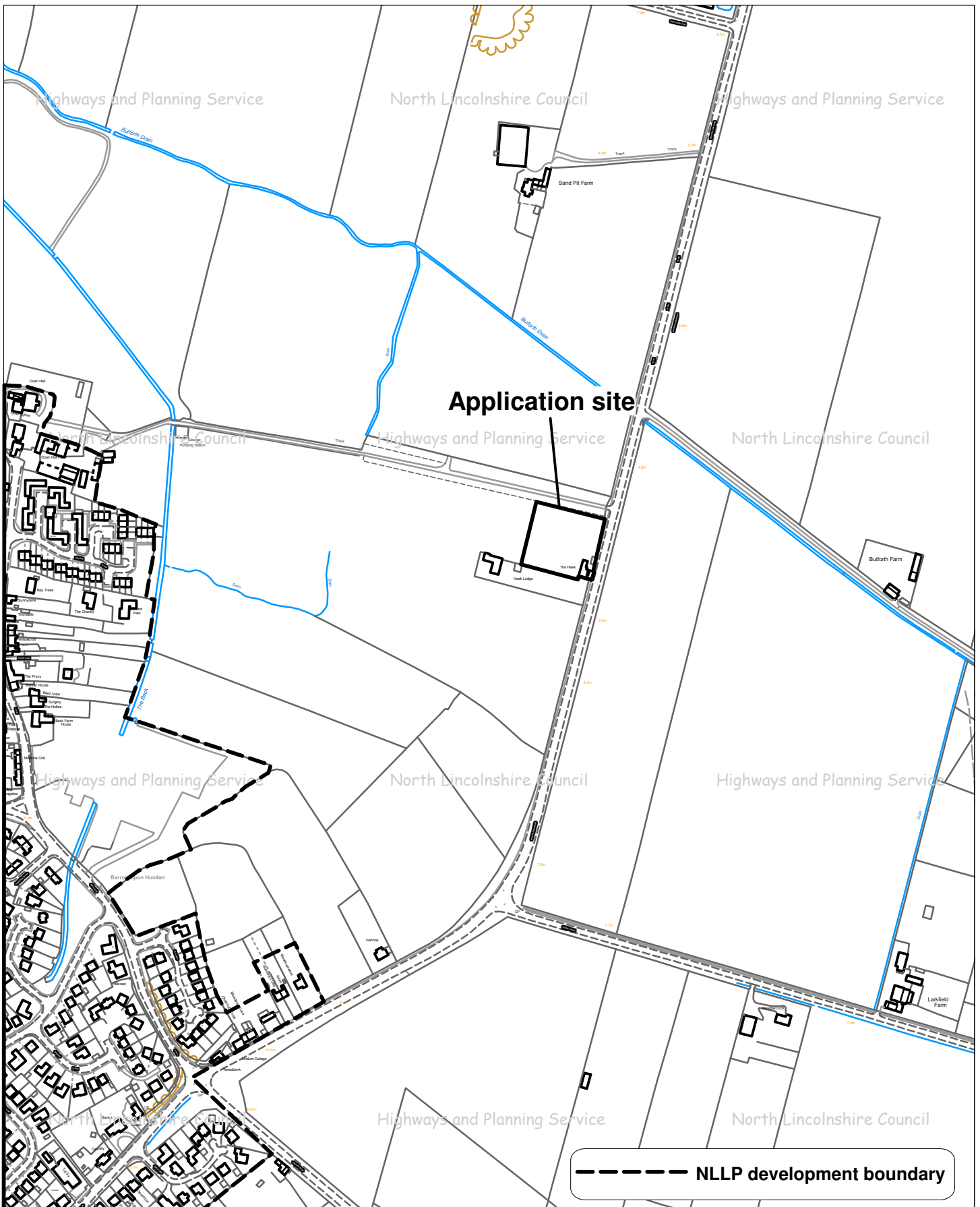
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.



----- NLLP development boundary

Drawing Title: 2009/1109

OS Grid Ref: TA07952172

Drawn by: KC

Scale: 1:5000

Date: 20/11/2009



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**Highways and Planning Service**

Service Director,  
G Pople

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