

<b>APPLICATION NO</b>	<b>PA/2009/1229</b>
<b>APPLICANT</b>	Mr D Wells
<b>DEVELOPMENT</b>	Planning permission to replace a flat roof with a pitched roof
<b>LOCATION</b>	21 Kings Road, Barnetby le Wold
<b>PARISH</b>	<b>BARNETBY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Good Practice Guide (application by a member of the council – Councillor D Wells)
<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 DS5 provides specific design guidance in relation to extensions to residential dwellings.</p> <p>Policy DS1 provides general design guidance for all new development.</p> <p>SPG1 provides detailed design guidance for residential extensions.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections.
<b>PARISH COUNCIL</b>	No objections.
<b>PUBLICITY</b>	Neighbouring properties have been notified. No responses have been received.
<b>ASSESSMENT</b>	<p>It is proposed to replace a flat roof on an existing single-storey extension to the rear of the property with a pitched roof. The site is primarily located within the development boundary of Barnetby, although some of the rear garden area is located within the open countryside.</p> <p><b>The main issues associated with this case are whether the proposal is acceptable in design terms, and if so, whether its impact on neighbours and the amenity of the locality is also acceptable.</b></p>

The pitched roof, in design terms, will improve the appearance of the existing dwelling and be in character with it. Located to the rear of the dwelling, it will not be particularly visible within the street scene, but will be visible from adjoining properties. It will be a maximum height of 4.4m from ground level. The single-storey extension itself is located 11m from the neighbour to the south and 10m from the neighbour to the north. It is therefore considered that no loss of amenity will be caused to adjoining neighbours. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

**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: 2009/1229

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



**Highways and Planning Service**

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