

APPLICATION NO	PA/2010/0777
APPLICANT	Mr D & Mrs B Fisher
DEVELOPMENT	Planning permission to erect a two-storey extension to the side and rear
LOCATION	Forge Croft, 5 Mann Lane, Westgate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy RD10 of the North Lincolnshire Local Plan

POLICIES

North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if essential for the purposes of agriculture or a special need associated with the countryside.

Policy RD2 (Development in the Open Countryside) allows appropriate development in the open countryside, including the replacement, alteration or extension of an existing dwelling.

Policy RD10 (Replacement, Alteration & Extensions to Dwellings in the Open Countryside) allows for extensions to existing dwellings provided that the volume of the extension does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights and that the original dwelling remains the dominant feature of the dwelling as extended.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbours notified by letter. No objections have been received.

ASSESSMENT

The proposal involves the erection of two-storey extensions to the side and rear of this detached two-storey dwelling. The site is located outside the development boundary for Belton and as such is considered to be in the open countryside. The extensions provide

additional kitchen, utility and study areas at ground floor, with two bedrooms, bathrooms and dressing room at first floor.

The main issue in determining this application is whether the size and scale of the proposed extensions are appropriate in this countryside location.

Policy RD10 allows for the extensions of dwellings in the open countryside, provided that the volume of extensions does not exceed 20% of the volume of the original dwelling, excluding what would normally be permitted development and that the existing dwelling remains the dominant feature.

Although the proposed extensions to the dwelling amount to an increase of 89%, which is significantly greater than the 20% permitted by policy RD10, it is considered, due to the location of the extensions and the design of the original property, being side on to the road, that they will not be detrimental to the character of the existing property or the character of the open countryside. The existing property is set amongst a group of other dwellings and is not particularly dominant in the street scene. Therefore it is not considered that the extensions will create a property that is more visually dominant than the existing.

In relation to the impact of the proposal on surrounding residents, there is sufficient separation distance from any neighbours to prevent any problems of overlooking or overshadowing. The proposal is therefore 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

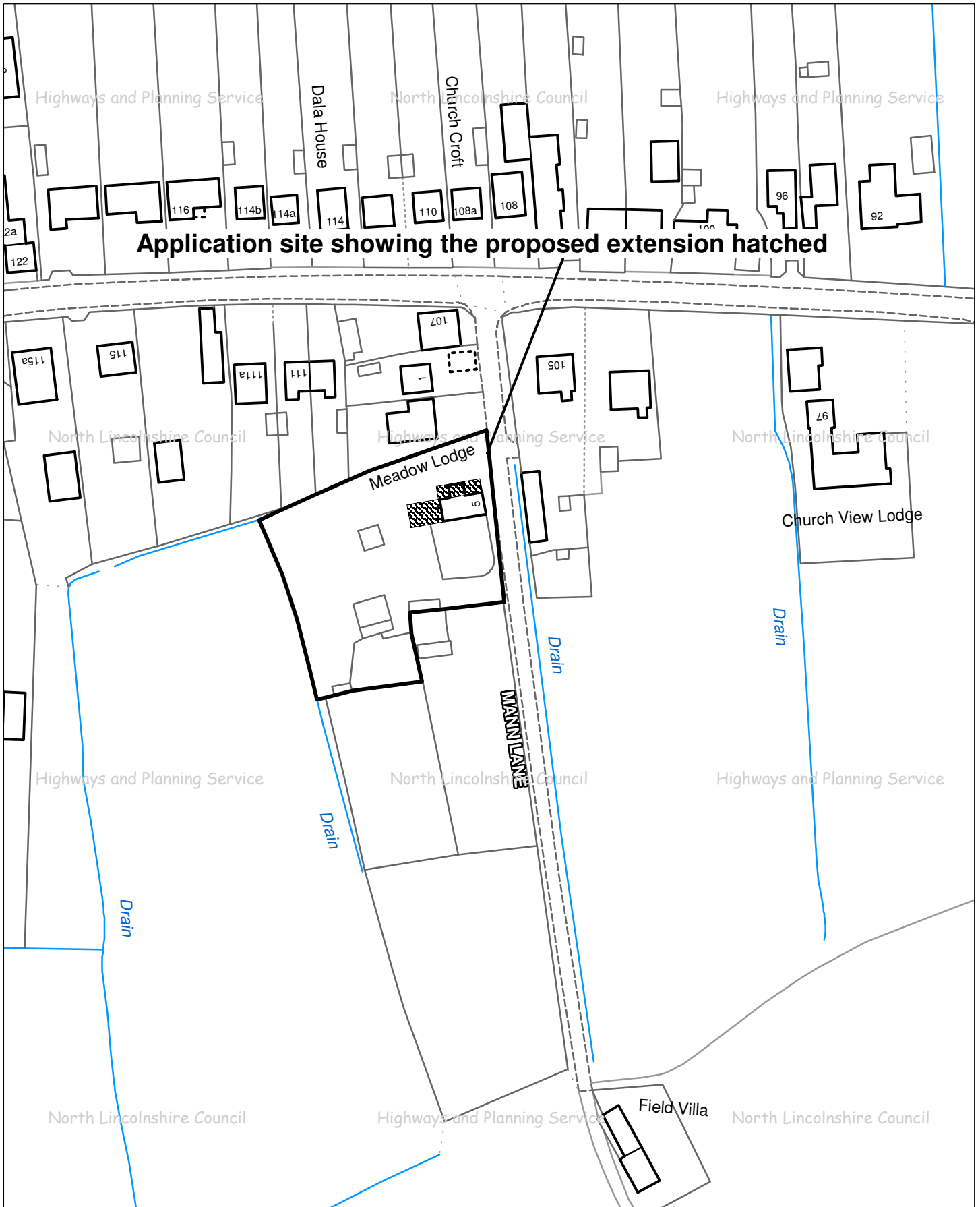
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 2010/0777/01, 2010/0777/02 and 2010/0777/03.

Reason

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



Drawing Title: 2010/0777

OS Grid Ref: SE77610735

Drawn by: KC

Scale: 1:1250

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

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