

APPLICATION NO	PA/2010/1267
APPLICANT	Mr S Ellis
DEVELOPMENT	Planning permission to raise the roof of an existing bungalow to create a two-storey dwelling
LOCATION	Oakville, 5 Mill Lane, Westwoodside, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the criteria against which all development proposals will be assessed and specifies that a high standard of design will be expected.

Policy DS5 (Residential Extensions) allows extensions to residential properties provided that the proposal does not unreasonably reduce sunlight or daylight, result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

CONSULTATIONS

Highways: No objections and no conditions requested.

PARISH COUNCIL

Object to the proposal on the grounds that the property is set between two other bungalows and being a larger building will not fit in with the street scene and the alterations will be more than 20% of the existing building.

PUBLICITY

Neighbours either side have been informed by letter. Both have written back in support of the proposal, one of which views the development as an improvement.

ASSESSMENT

The proposal involves extensions to the roof and to the rear of an existing bungalow to provide additional living and kitchen accommodation at ground floor level and two additional bedrooms at first floor level. The site is within the development boundary for Westwoodside.

The properties either side are both bungalows but Mill Lane is set on a hillside, therefore the relative heights of properties rise to the north.

The main issues in determining this application are whether or not the scale of the extensions are in keeping with the street scene and whether the proposal detracts from the amenities of neighbouring properties.

The existing bungalow is approximately 5.1 metres in height at its highest point and is set amongst a group of similarly designed bungalows, although further north along Mill Lane the dwellings eventually become two-storey. The proposed extensions are to the main roof of the bungalow, which is raised to 5.8 metres, and an extension to the rear, which is approximately 6.8 metres at its highest point. Although rooms are provided at a first-floor level, the overall height of the property is more in keeping with a one-and-a-half-storey dwelling rather than a full two-storey property.

In relation to the increase in height of the property, the main part of the extension is to the rear of the dwelling, and whilst visible from the road above the roof of the existing bungalow, is not considered to be so significantly higher that it has a detrimental impact on the character of the street scene. In addition, as Mill Lane is set on a hill, the properties are higher in elevation when looking north. Therefore, the increase in height is not considered to be out of keeping against the backdrop of other properties that are higher in elevation.

With regard to the scale and design of the extensions, it is considered that the proposal is acceptable. The site is within the settlement boundary, wherein there is no specified policy restriction on the increase in size of a dwelling. The parish council have referred to the application as being greater than 20% of the size of the existing dwelling, however policy RD10, which refers to this figure, is only applied to extensions to dwellings in the open countryside and therefore cannot be used to assess the current proposal. It is considered that the position of windows and the overall scale of the development will not give rise to any overlooking, overshadowing or loss of light to properties either side, both of which have written in support of the proposal. The proposal is therefore considered to comply with the requirements of policies DS1 and DS5 of the North Lincolnshire Local Plan and is 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

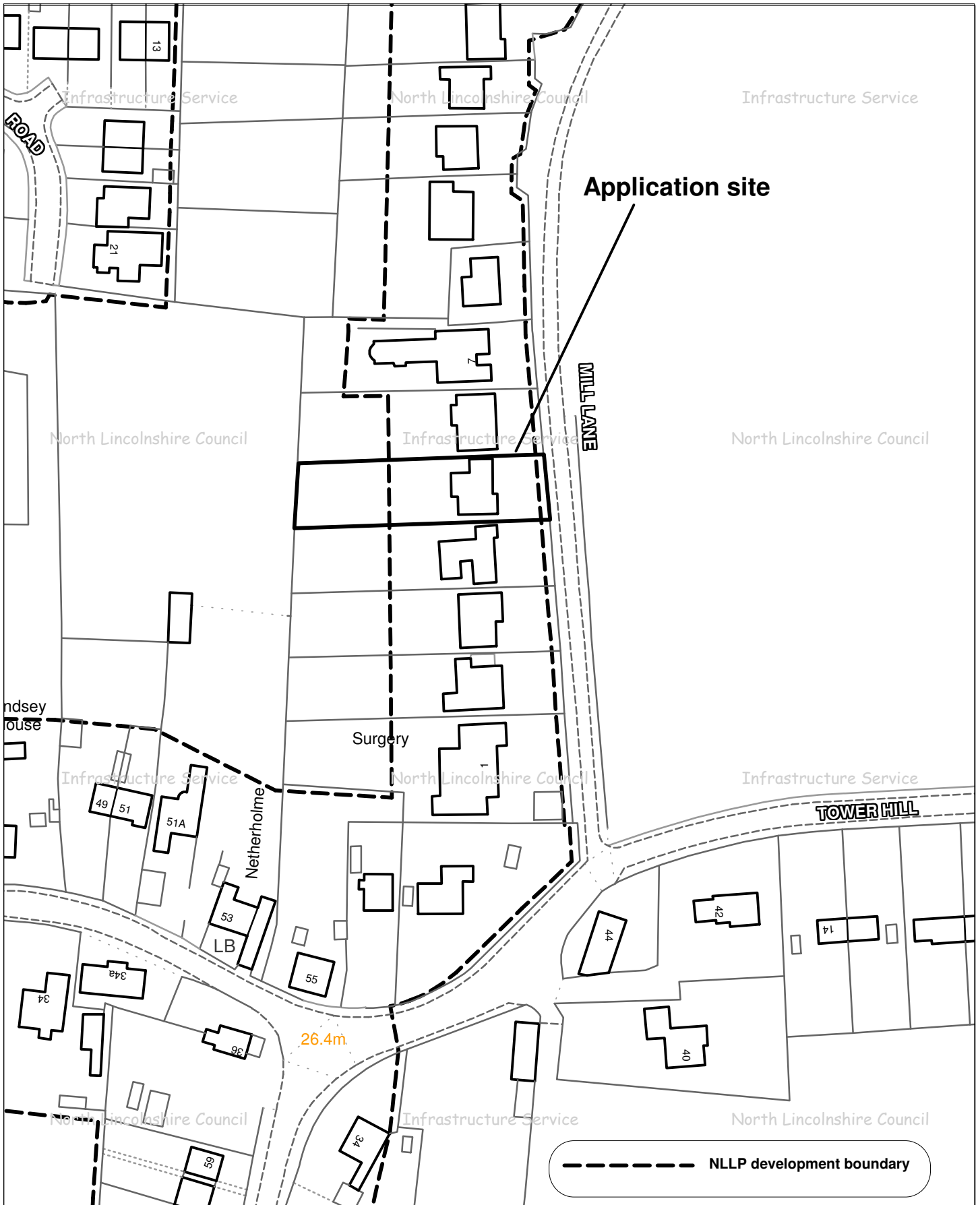
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 21-100 A, 21-001, 90-002, 90-100, 20-100 A, 20-001.

Reason

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



Application site

MILL LANE

TOWER HILL

Netherholme

Surgery

26.4m

----- NLLP development boundary

Drawing Title: 2010/1267

OS Grid Ref: SK75789982

Drawn by: KC

Scale: 1:1250

Date: 24/01/2011



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Infrastructure Service

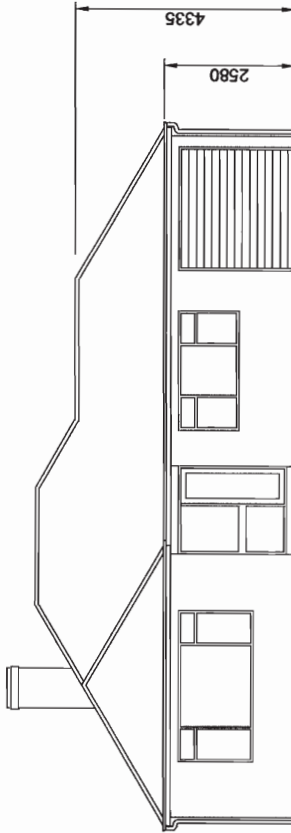
Director,

Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE

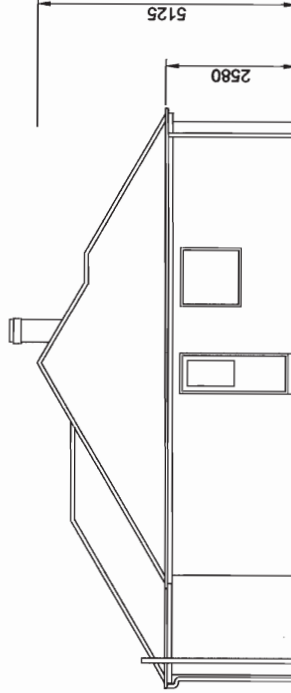
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PA/2010/1267 - Existing elevations

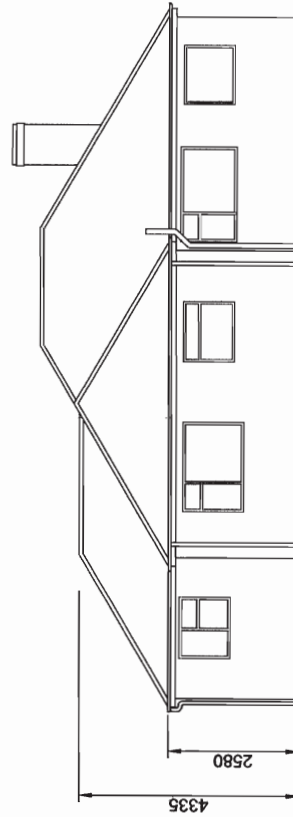
Not to scale



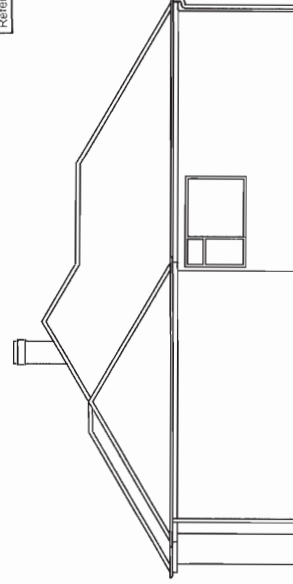
East Elevation (Front Elevation)



South Elevation



West Elevation (Back Elevation)



North Elevation

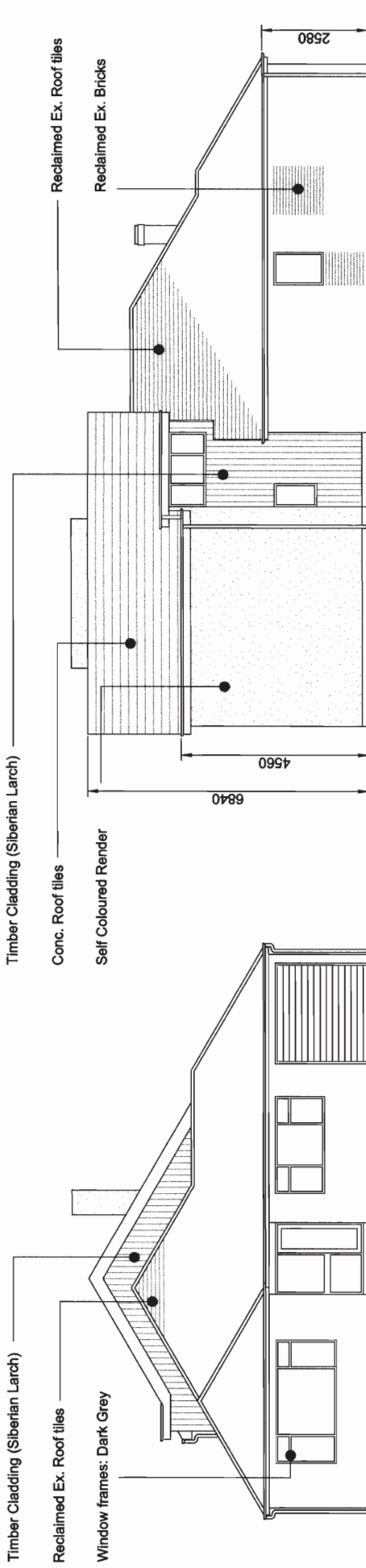
DEVELOPMENT CONTROL SECTION
 - 1 NOV 2010
 Referred To: DATA RECEIVED

Existing External Materials
 Red Brickwork
 Concrete Roof Tile
 Painted single glazed timber windows : Colour White
 Painted single glazed timber door : Colour White

Status	PLANNING	Job No	008	Dwg No	21-001	Rev	-
Client	© Drawing and design copyright of:						
Dwg Title	Existing Elevations						
Scale	1:100@A3	Date	02.10.2010				
IAIN BRAMBLE ARCHITECTS 8 Eastfield Road Emworth Doncaster DN9 4JF T +44 (0)1474 651 659 M +44 (0)788 078 300 I.bramble@iainbramblearchitects.co.uk E W iainbramblearchitects.co.uk							

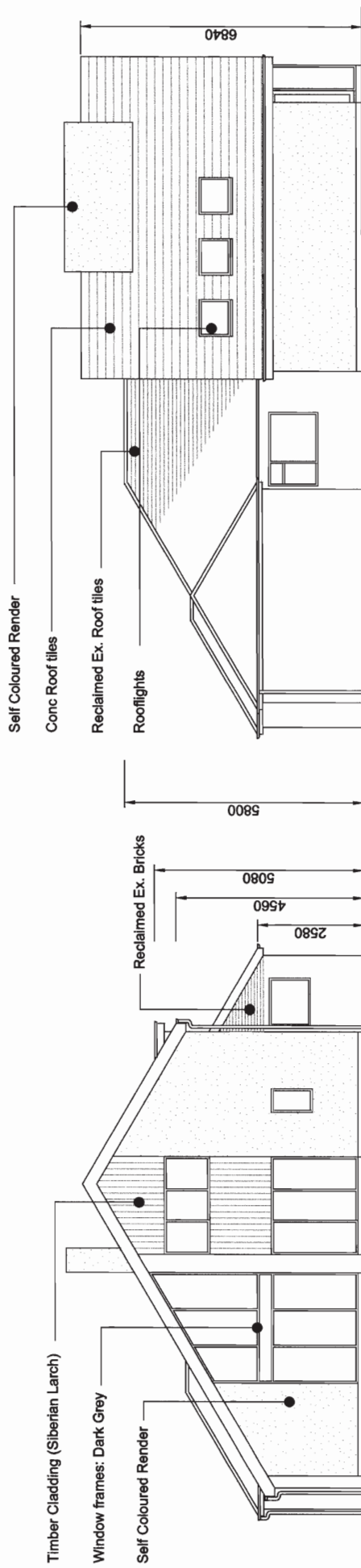
PA/2010/1267 - Proposed elevations

Not to scale



East Elevation (Front Elevation)

South Elevation



West Elevation (Back Elevation)

North Elevation

DEVELOPMENT CONTROL SECTION

- 8 NOV 2010

Referred to DATE RECEIVED

A 04.11.2010 Existing window shown on West Elevation. External finish to feature chimney added

Status	PLANNING	Job No	008	Dwg No	21-100	Rev	A
Client	Mr + Mrs Worboys	© Drawing and design copyright of:					
Dwg Title	Proposed Elevations	IAIN BRAMBLE ARCHITECTS					
Scale	1:100@A3	Date	02.10.2010	T +44 (0)1472 674 559 M +44 (0)1472 674 559 E Iain@iainbramblearchitects.co.uk W iainbramblearchitects.co.uk			

External Materials
 Self coloured render on blockwork
 Timber cladding (Siberian Larch)
 Window frames to be dark grey
 New roof to be concrete tiles to complement existing
 Existing roof extension/alterations to utilised reclaimed tiles from existing roof
 Bricked up openings within existing building to utilise reclaimed bricks from existing external walls.
 Feature chimney tbc.