

APPLICATION NO PA/2011/0914
APPLICANT Mr G A Dean
DEVELOPMENT Planning permission to retain a single-storey rear extension
LOCATION 23 Kings Road, Barnetby le Wold
PARISH BARNETBY
WARD Brigg and Wolds
SUMMARY RECOMMENDATION Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE Contrary to policy

POLICIES

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

North Lincolnshire Local Plan: Policy DS1 provides general design guidance for all new development.

Policy DS5 provides detailed design guidance in relation to residential extensions.

SPG1 provides additional guidance in relation to residential extensions.

North Lincolnshire Core Strategy: Policy CS1 – Barnetby le Wold is identified as a rural settlement.

Policy CS3 – the site is located within the development limit of Barnetby le Wold.

CONSULTATIONS

Highways: No objection.

PARISH COUNCIL

Support the proposal.

PUBLICITY

Adjoining properties have been notified. Three letters of objection have been received from the same person raising the following issues:

- smoke from the chimney
- the chimney is unstable
- the hedge on the site.

ASSESSMENT

The site is located within the development boundary of Barnetby which is identified as a rural settlement in accordance with policies CS1 and CS3 of the council's adopted Core Strategy. The proposal is a single-storey extension to the rear of the existing building. The extension is virtually complete and this is therefore a retrospective application. The extension is 5.14 metres deep and 6.11 metres wide, with a ridge height of 3.6 metres. A chimney has been installed on the extension.

The main issues associated with this case are whether an extension in this location is acceptable in planning policy terms, and if so, whether its impact on adjoining neighbours, on the amenity of the locality and on the existing building are also acceptable.

The proposal is a single-storey rear extension. In terms of the council's 45 degree rule, as set out in SPG1 of the North Lincolnshire Local Plan, this is infringed in relation to the neighbouring property to the north. However, this property is set forward of the application site so any extension would fail the 45 degree rule due to the orientation of both dwellings. There is over 5 metres between the extension and the neighbouring property. On the boundary is a 1.8 metre close-boarded fence with over 2 metre high conifer hedging. The existing boundary treatment screens much of the extension from view. The extension faces west. It is considered that no demonstrable loss of light or outlook will be caused to the neighbour to the north in this case. The proposal therefore complies with policies DS5 and SPG1 of the North Lincolnshire Local Plan.

The concerns about the chimney are noted. However, it only requires planning permission because it has been built with the extension. If the extension was completed and the chimney was then installed, it would not have required planning permission. In terms of smoke emission, Environmental Protection have raised no objection to the proposal. If the chimney does result in an unacceptable level of smoke emissions, Environmental Protection can take action under Environmental Health regulations. The issue of the stability of the chimney is noted, but it is for the applicant to ensure that the structure is safe and secure. The proposal is therefore considered acceptable in terms of policies DS1 and DS5.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2011/0914/01, PA/2011/0914/02, 001 and photographs received on 3 August 2011.

Reason

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

