

APPLICATION NO	PA/2011/1088
APPLICANT	Mr P Hill
DEVELOPMENT	Planning permission to erect an extension to an existing garage
LOCATION	7 Burnham Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Town
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion Applicant request to address the committee

POLICIES

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

North Lincolnshire Local Plan: 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.

Policy DS1 (General Requirements) also applies.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

PUBLICITY

Neighbouring properties have been notified and two letters of objection have been received raising the following material issues:

- overbearing impact
- future use as a dwelling
- overlooking
- loss of privacy

ASSESSMENT

Planning permission is sought to erect a first-floor extension to the existing detached garage. It is proposed to raise the height by approximately 2 metres to a height of

5.65 metres. The extra height is required for storage as the applicant is a foster carer and his wife a childminder. The applicant also intends to re-use the existing roof of the garage once it has been extended. Space for extensions elsewhere is restricted by an additional outbuilding within the garden and the need for garden and driveway space.

The main issues in determining the application are whether the proposed garage is acceptable in terms of character and appearance of the area, and whether there would be any loss of amenity to neighbouring properties by overbearing impact, overlooking or overshadowing.

In terms of overlooking/loss of privacy, all windows are to be obscure glazed and the external walkway will be enclosed to prevent any loss of privacy to neighbouring dwellings.

With regard to overshadowing, it is accepted that there will be some overshadowing to the rear garden area of the dwellings to the rear, however this should be limited to one corner of the rear part of the garden areas to numbers 124 and 126 Church Lane. It is not considered that this overshadowing would result in a loss of amenity to these properties to justify refusing the application.

The proposed garage will be higher than other garages and outbuildings within the vicinity. It will be visible from nearby gardens and will have a visual impact on the surroundings. However, the justification for the requirement for the extension is considered to overcome this impact and the application is therefore recommended for approval.

With regard to future use of the garage, planning permission would be required to use it as a separate dwelling. Each application is judged on its merits and only for what is applied for. As this application is for domestic storage only, it has been assessed as such.

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: C0104/A1/101 rev B and C0104/A1/102 rev B.

Reason

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

3.

Before the extension is first occupied, all the windows in the garage shall be obscure glazed and shall be retained in that condition thereafter.

Reason

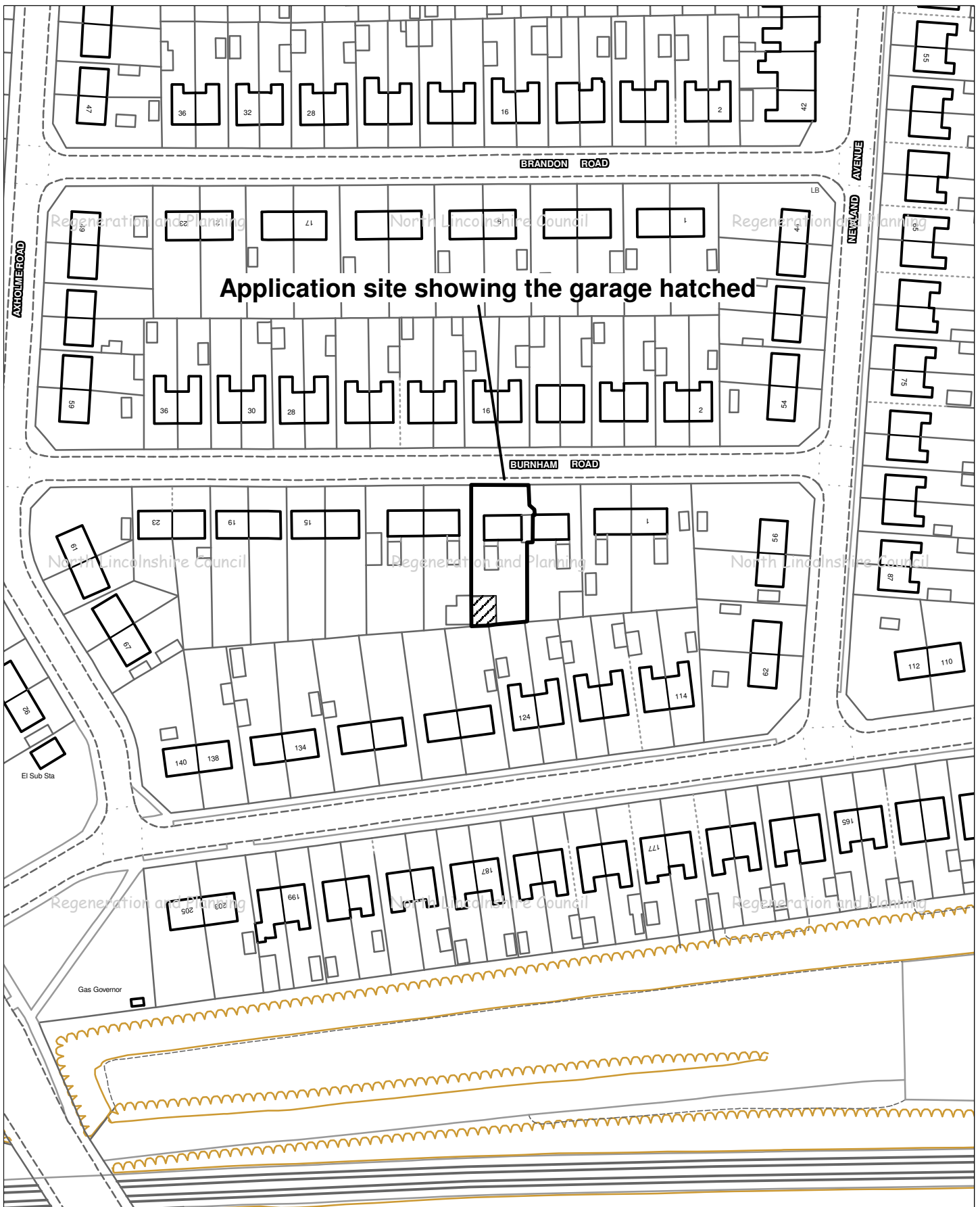
In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

4.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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.



Application site showing the garage hatched

Drawing Title: 2011/1088

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