

**APPLICATION NO** PA/2011/1411

**APPLICANT** Mrs S Broadbent

**DEVELOPMENT** Planning permission to retain a full width extension with a porch to the front elevation and erect a rear single-storey extension

**LOCATION** Trickle Brook Cottage, 125B Station Road, Keadby

**PARISH** KEADBY/ALTHORPE

**WARD** Axholme North

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Keadby Parish Council

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policy DS1 provides general design guidance in relation to all new development. Policy DS5 provides detailed guidance in relation to residential extensions. Policy SPG1 provides detailed design guidance in relation to residential extensions.

**North Lincolnshire Core Strategy:** Keadby is identified as a rural settlement. Policy CS1 – all development in rural settlements shall be in keeping with the character and nature of the settlement.

## **CONSULTATIONS**

**Highways:** No objection.

## **PARISH COUNCIL**

Objection. The porch may be out of the planning line and is in a different colour brick that makes it stand out from the surrounding area.

## **PUBLICITY**

Neighbours have been notified. No responses have been received.

## **ASSESSMENT**

This proposal is for the retention of a single-storey rear extension and a single-storey front extension. The works have been substantially carried out and therefore the applicant is seeking retrospective planning permission for the extensions. The property is a semi-detached dwelling. The rear extension is 3.5m deep and 3.6m high. The front extension

comprises a porch which will be 1.9m deep, 3.2m wide and 3m in height, a canopy across the front elevation and a small extension to the front of the garage.

**The main issues associated with this case are whether the extensions are acceptable in planning policy terms, and if so, whether their impact on neighbours and the amenity of the locality is also acceptable.**

The single-storey rear extension is not visible in the street scene and therefore has no impact on the amenity of the locality. The extension does not result in any loss of amenity to the adjoining neighbour and is therefore considered to be acceptable in terms of policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The porch, canopy and small extension to the existing garage are located on the front elevation of the building. The building is set back from the road. The front extensions do not result in any demonstrable loss of amenity to the adjoining neighbours. This area of Station Road comprises a mix of housing types, materials and design. The proposal will not appear out of character with the area. The proposal is therefore considered to be in accordance with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

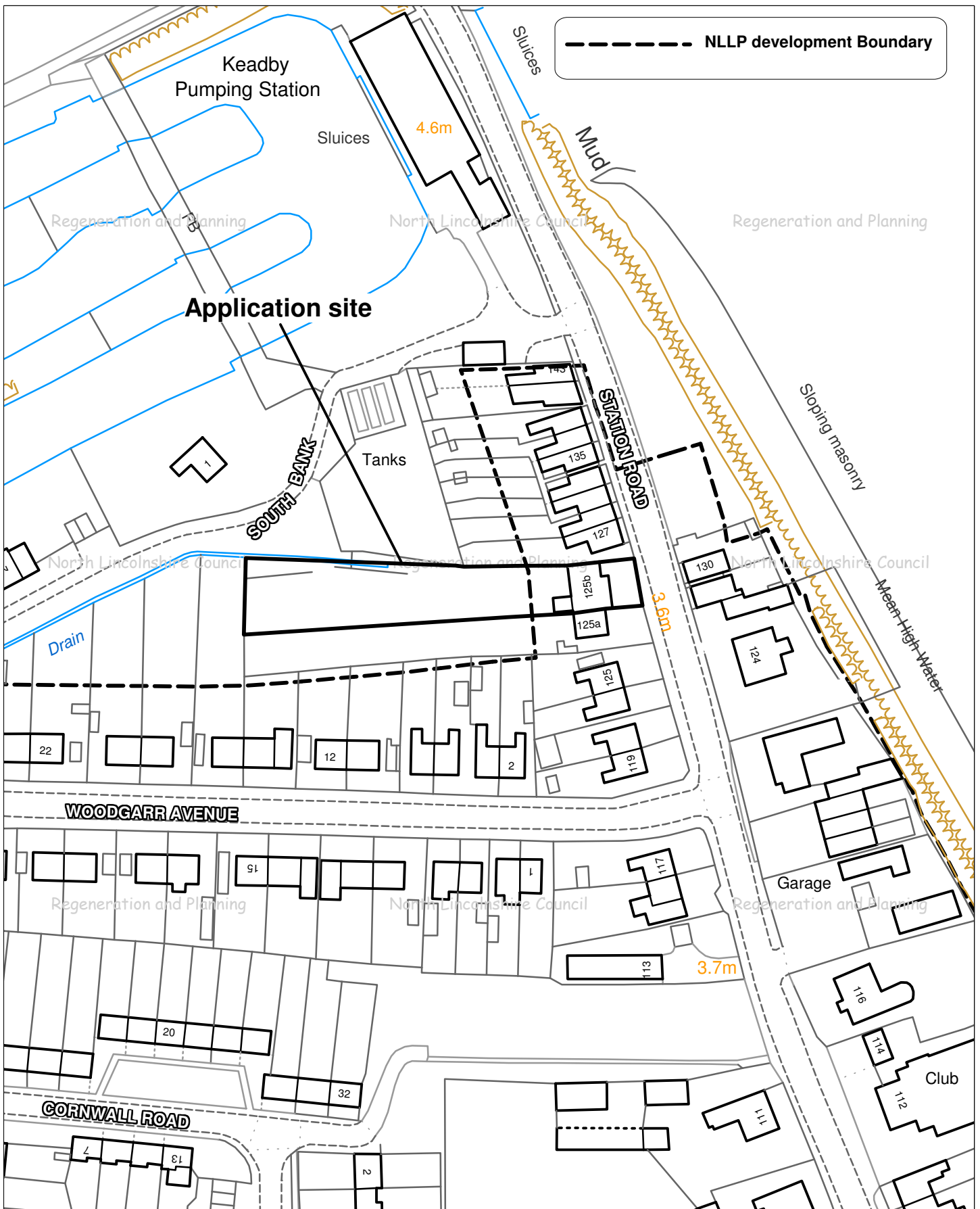
**RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 125b Station Rd-1, KEADBY Ext 002 and KEADBY Ext 001.

Reason

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



Drawing Title: 2011/1411

OS Grid Ref: SE83531117

Drawn by: KC

Scale: 1:1250

Date: 20/01/2012



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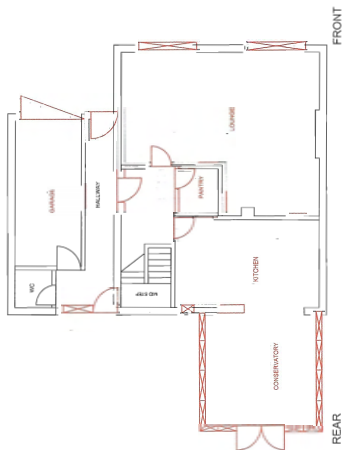


**Regeneration and Planning**

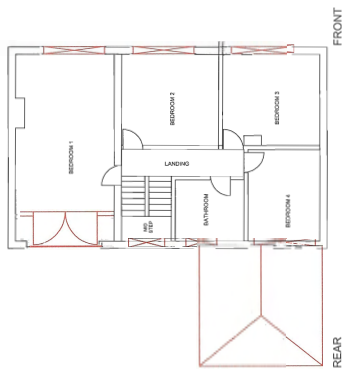
Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

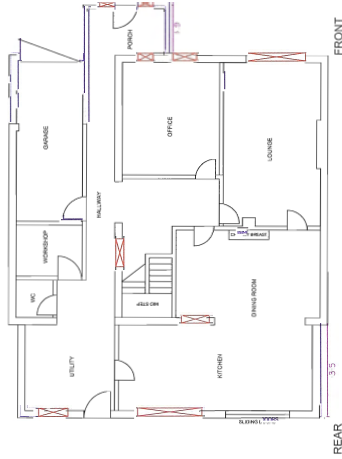
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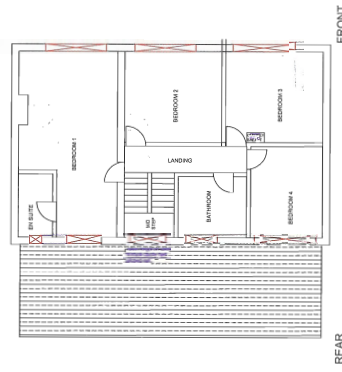
EXISTING GROUND FLOOR PLAN



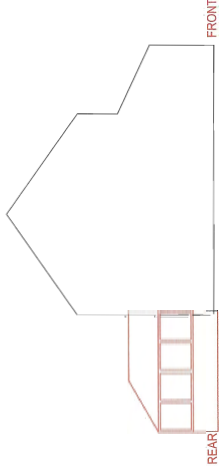
EXISTING FIRST FLOOR PLAN



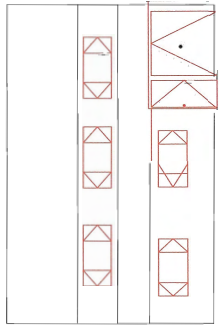
PROPOSED GROUND FLOOR PLAN



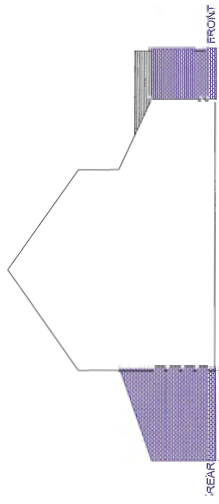
PROPOSED FIRST FLOOR PLAN



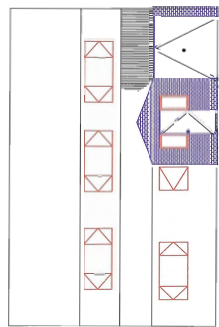
EXISTING SIDE ELEVATION (SOUTH FACING)



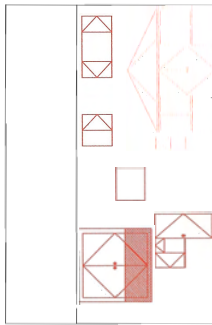
EXISTING FRONT ELEVATION (EAST FACING)



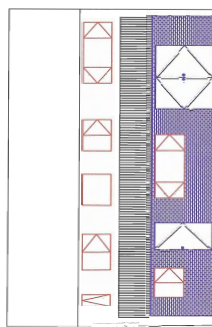
PROPOSED SIDE ELEVATION (SOUTH FACING)



PROPOSED FRONT ELEVATION (EAST FACING)



EXISTING REAR ELEVATION (WEST FACING)



PROPOSED REAR ELEVATION (WEST FACING)

PA/2011/1411 - EXISTING AND PROPOSED LAYOUTS

NOT TO SCALE

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PROPOSED EXTENSION TO FRONT & REAR OF  
No 1, 25th Station Road  
Keadby, North Lincolnshire, DN17 3BP

Proposed Plans & Elevations

Drawn by	Scale	Date	Check by
A. N. O'Neil	1:100 @ A1	20/10/2011	D. B. J.
	1:200 @ A3		