

<b>APPLICATION NO</b>	<b>PA/2012/0004</b>
<b>APPLICANT</b>	Mr J Metcalf
<b>DEVELOPMENT</b>	Planning permission to convert and extend an existing garage to provide a home office and gym (resubmission of PA/2011/1267)
<b>LOCATION</b>	10 Mowbray Street, Epworth
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	Axholme Central
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Epworth Town Council

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

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, an overbearing impact 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) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;

- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

Supplementary Planning Guidance 1 (SPG1) (Design Guidelines for Home Extensions) sets out the detailed criteria for assessing matters such as loss of daylight/sunlight and privacy. It also states that the proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

**North Lincolnshire Core Strategy:** Policy CS3 (Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses such as those related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

## **CONSULTATIONS**

**Highways:** No comments received.

## **TOWN COUNCIL**

Object to the proposed development on the grounds that the building as extended will be overbearing in relation to the neighbouring property.

## **PUBLICITY**

Neighbouring properties have been notified by letter and objections have been received on the following grounds:

- The proposed development will block light to windows in the neighbouring property to the south.
- The proposal will have an overbearing impact on the neighbouring property to the south.
- The building as extended will have a detrimental impact on the street scene.

## **ASSESSMENT**

The application site is a residential property in Epworth and consists of a large, detached two-storey dwelling at the northern end of the site, a detached garage in the south-western corner and a large area of garden space. The site is accessed via Mowbray Street but is set well back from the road, behind neighbouring properties fronting onto Mowbray Street. The site is located outside the development boundary for Epworth and as such is considered to be located in the open countryside. However, it is surrounded by residential properties on all sides, with the older properties fronting onto Mowbray Street to the north and modern properties on South Furlong Croft and Cherry Orchard to the east, south and west.

This application seeks planning permission to extend and convert the existing detached garage in the south-western corner of the site into a home office and gym. The garage as existing measures 6.7 metres deep by 5.83 metres wide, with an eaves height of 2.47 metres and a ridge height of 4.64 metres. The building as extended will measure 6.7 metres deep by 10.63 metres wide, with an eaves height of 3.095 metres and a ridge height of 5.755 metres. There are four rooflights proposed in the northern roof slope and all other windows face north and east.

There was a previous application on the site for a similar proposal (PA/2011/1267) which was withdrawn due to concerns over the impact of the development on the amenities of the neighbour to the south. The proposal has subsequently been altered to lower the roof pitch by 5 degrees, which lowers the ridge height by 0.8 metres, lower the eaves height by 0.475 metres and remove all previously proposed rooflights in the southern roof slope.

**The main issue in the determination of this application is whether the proposed development would lead to an unacceptable loss of residential amenity to the property to the south.**

The building in question is close to the southern boundary of the site and the neighbouring bungalow to the south is also close to this boundary. Therefore there is the potential for any extension of the building to impact upon the amenities of this neighbouring property. The proposal has altered since the original application (PA/2011/1267) as set out above in order to address the concerns raised by the neighbour to the south by reducing the height of the proposal and removing all windows facing south. The proposed development has been assessed against Supplementary Planning Guidance 1 (SPG1) of the North Lincolnshire Local Plan. This guidance sets out detailed criteria for assessing matters such as loss of sunlight/daylight. The proposed development easily passes the 30 degree test as set out in SPG1 for measuring loss of light and as such the height of the building as extended is acceptable and the proposed extension will not lead to unacceptable loss of light to the neighbouring property to the south. It should also be noted that the building in question sits directly to the north of the neighbouring property and as such will not block direct sunlight to the neighbour.

Although the garage building will, as a result of the proposed extensions, nearly double in width it will come no nearer to the neighbour to the south. Additionally, it will only increase in height by approximately 1 metre and the roof will slope away from the neighbouring property. As such the building as extended will not have an unacceptably overbearing impact on the neighbour to the south.

The building stands to the rear of the property's garden, a very long distance from Mowbray Street and is not viewable from this road. The bungalow to the south screens the building from South Furlong Croft and the neighbouring property to the west, along with a very tall hedge, screens the building from view from Cherry Orchard. Therefore the proposed development will have no unacceptable impact on the street scene and will not have an adverse effect on the character or appearance of the area.

**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: 90-001, 90-002, 20-001 and 20-100.

Reason

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

3.

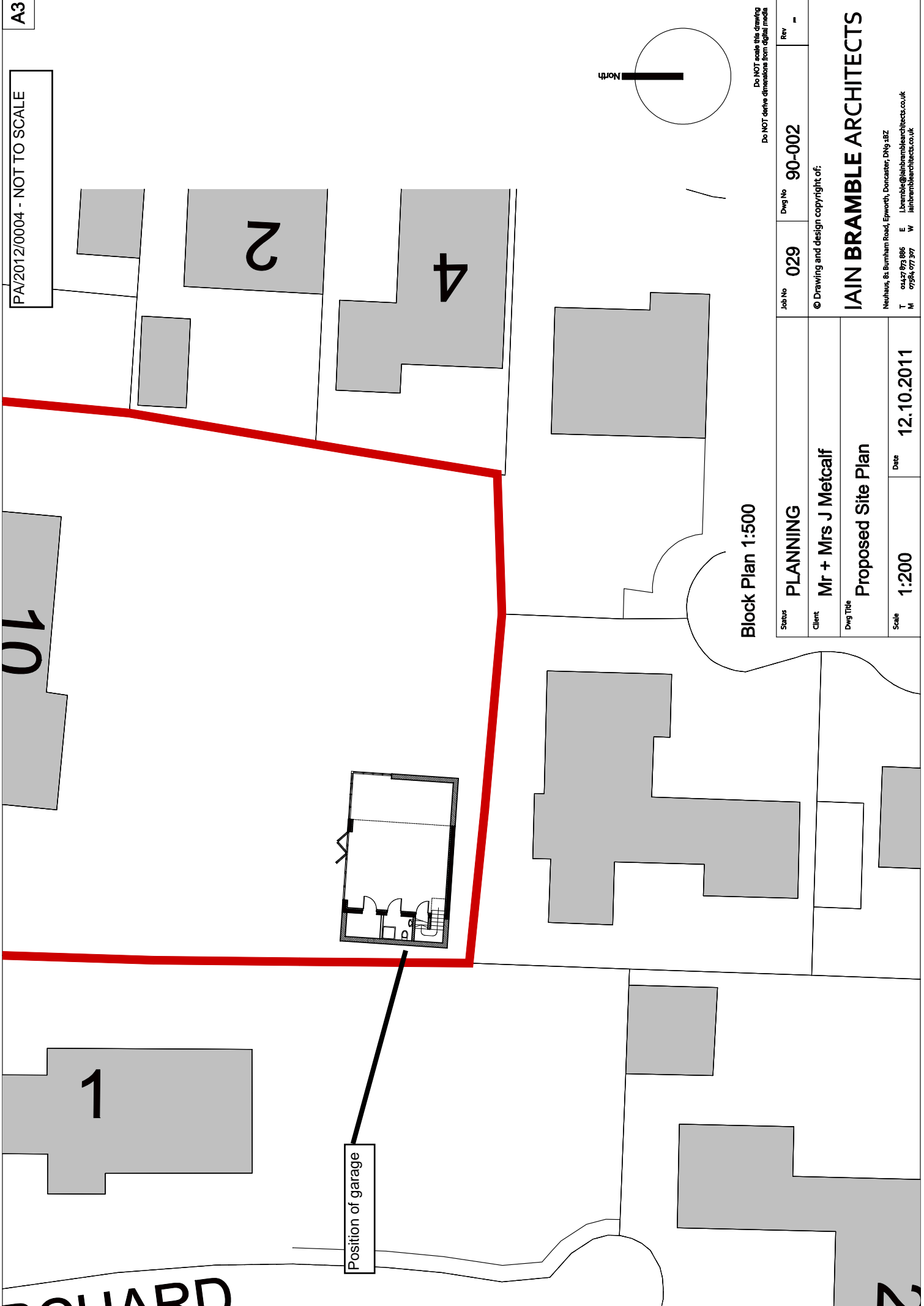
The home office and gym hereby approved shall only be used for domestic purposes incidental to the enjoyment of 10 Mowbray Street and its occupants and shall at no time be severed from 10 Mowbray Street by way of being sold, let or otherwise occupied as a separate unit of accommodation.

Reason

To prevent the establishment of a separate unit of residential accommodation.



PA/2012/0004 - NOT TO SCALE



Block Plan 1:500

Do NOT scale this drawing  
Do NOT derive dimensions from digital media

Job No	029	Dwg No	90-002	Rev	-
Status	PLANNING				
Client	Mr + Mrs J Metcalfe				
Dwg Title	Proposed Site Plan				
Scale	1:200	Date	12.10.2011		

© Drawing and design copyright of:

**IAIN BRAMBLE ARCHITECTS**

Neuhaus, 81 Burnham Road, Epworth, Doncaster, Dng\_1BZ  
 T 01474 793 886 E i.bramble@ainbramblearchitects.co.uk  
 M 07584 077 307 W ainbramblearchitects.co.uk