

APPLICATION NO PA/2012/0015

APPLICANT Mr Kendall

DEVELOPMENT Planning permission to erect single-storey extensions

LOCATION 42 Cambridge Avenue, Bottesford

PARISH **BOTTESFORD**

WARD Bottesford

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Bottesford Town Council

POLICIES

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and proposals for poorly designed development will be refused. All proposals will need to consider quality of design, amenity, conservation, resources, utilities and services.

Policy DS5 (Residential Extensions) permits applications for residential extensions provided that the proposal does not unreasonably reduce sunlight or daylight, result in overshadowing, overbearing or loss of privacy to adjacent dwellings. Proposals should be sympathetic in design, scale and materials.

Supplementary Planning Guidance 1 (Design Guidance for house extensions) provides guidance on the size, scale and design of house extensions and seeks to avoid proposals that will be detrimental to the amenities of neighbours due to overlooking/overshadowing and loss of light.

CONSULTATIONS

Highways: Request a condition that a 2m x 2m visibility splay be provided adjacent to the driveway for 2 Jacklins Approach.

TOWN COUNCIL

Object to the extension on the south side of the dwelling due to its location and visual appearance, and impact on the character of the area. In relation to the rear extension, have concerns about drainage.

PUBLICITY

Neighbouring properties have been notified. No objections have been received.

ASSESSMENT

The existing dwelling is a detached bungalow that sits on a corner plot at the junction of Cambridge Avenue and Jacklins Approach. The proposal involves the erection of two single-storey extensions: one to the rear to provide a living room and new utility, and one on the Jacklins Approach side to provide two additional bedrooms. The proposal also involves the provision of a new 1.8 metre fence to enclose the rear garden.

The main issues in determining this application are whether the proposal has an impact on the amenities of neighbours and whether there is a detrimental impact on the character of the street scene.

Both extensions are single-storey and designed to reflect the character and appearance of the existing bungalow. The materials to be used are to match those of the existing dwelling. The size of the proposed extensions will still leave sufficient space around the property to provide parking and amenity space for the occupants, with adequate separation distances from neighbours to prevent any loss of privacy, loss of light to habitable rooms or overbearing effect. The 1.8 metre fence is set in from the front boundary on the Jacklins Approach side, and although the highways department has requested a 2m x 2m visibility splay on the corner with 2 Jacklins Approach, it is considered that, as the fence is set in, this is not necessary.

The town council is concerned that the extension that fronts onto Jacklins Approach will be out of character with the area. Whilst there is no doubt that an extension on this side of the property will be visible in the street scene, and in front of the building line, it is not considered that the impact will be detrimental. The extension is designed to reflect the character and appearance of the existing bungalow, and is modest in size. It is subordinate to the main bungalow and does not extend along the full length of this side elevation, and although it is proposed to be built nearer to the road than the properties that front onto Jacklins Approach, due to its size and distance from these properties, it is not considered that the proposal will have a detrimental impact on the character of the street scene. The application 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: KENDALL/2011/02.A.

Reason

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

Reasons for approval

The proposed development is in accordance with the North Lincolnshire Local Plan, particularly policies DS1 and DS5, and would have no adverse effect on the character of the street scene or the occupiers of neighbouring property.



Drawing Title: 2012/0015

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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PA/2012/0015 - PROPOSED BLOCK PLAN

NOT TO SCALE

