

APPLICATION NO	PA/2012/0433
APPLICANT	Mr & Mrs M & L Simmonds
DEVELOPMENT	Planning permission to erect a first-floor side extension, porch and trellis to front boundary
LOCATION	73 Annes Crescent, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
CASE OFFICER	Tanya Eggett
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by officers from Regeneration and Planning)

POLICIES

National Planning Policy Framework: No specific policies apply.

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) – a high standard of design is expected in all developments.

Policy DS5 (Residential Extensions) provides general design guidance for residential extensions.

SPG1 provides specific design guidance in relation to residential extensions.

Appendix 2, Parking Provision Guidelines gives advice on levels of car parking provision required for developments.

North Lincolnshire Core Strategy: Policy CS5 (Delivering quality design in North Lincolnshire) – all new development should be well designed and appropriate for its context.

CONSULTATIONS

Highways: No objections.

PUBLICITY

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

ASSESSMENT

The application is threefold. The proposal is for a first-floor side extension to form a bedroom and study, a porch on the front elevation and trellis to be installed on top of the existing front boundary wall. The existing garage will be converted to a playroom but this aspect does not require planning permission. The property is a semi-detached dwelling surrounded by residential properties on all sides.

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

The site is located within the Scunthorpe and Bottesford urban area where, in principle, residential extensions are considered to be acceptable. In terms of impact on neighbours, the extensions and trellis will be visible from adjoining properties. The proposed extensions will not have an adverse impact on the amenity of neighbours due to their design and positioning on the site. There is no breach of the 45 and 30 degree rules set out in SPG1. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The proposed extensions and trellis will be visible in the street scene. There are a variety of existing boundary treatments to properties on Annes Crescent and therefore it is considered that the installation of trellis above the existing front boundary wall will not adversely affect the amenity of the locality. The proposed first-floor extension and porch have been designed to be in character with the existing dwelling and will therefore have a minimal impact on the amenity of the locality. The proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan and policy CS5 of the adopted Core Strategy.

In terms of impact on the highway, Highways have raised no objections to the proposal. The site can still accommodate two vehicles parked within the site which accords with the parking provision guidelines set out in Appendix 2 of the North Lincolnshire Local Plan.

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: drawing numbers LS.01, LS.02, LS.03, LS.04, LS.05 and LS.06.

Reason

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

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the

conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are policies DS1, DS5, and SPG1 of the North Lincolnshire Local Plan and policy CS5 of the North Lincolnshire Core Strategy.



APPLICATION SITE

Drawing Title: 2012/0433

OS Grid Ref: SE90380889	Drawn by: SJB	Scale: 1:1250	Date: 09/05/2012
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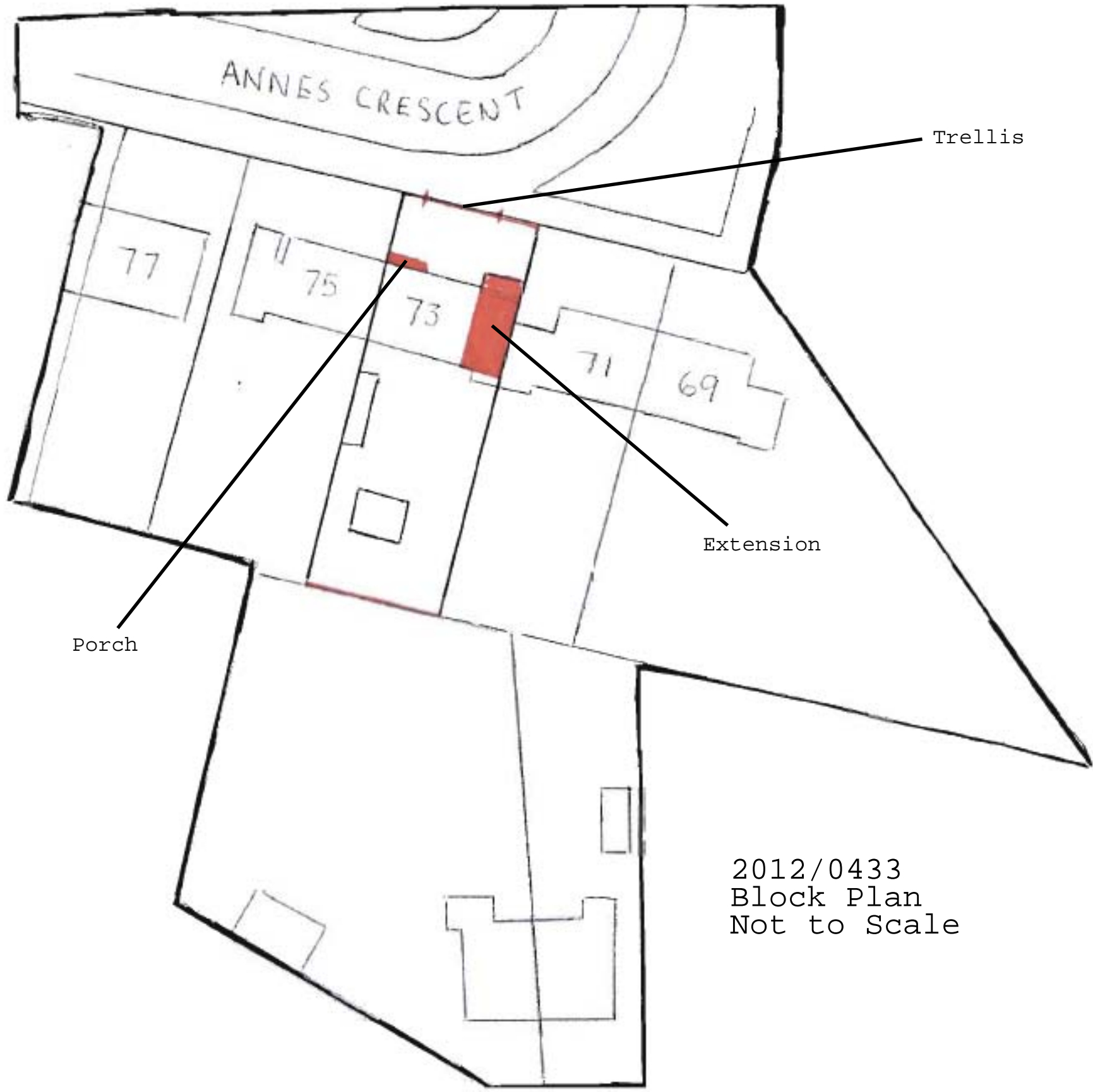


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Regeneration and Planning
 Head,
 Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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ANNES CRESCENT

Trellis

77

75

73

71

69

Extension

Porch

2012/0433
Block Plan
Not to Scale