

<b>APPLICATION NO</b>	<b>PA/2012/0699</b>
<b>APPLICANT</b>	Ms Carter
<b>DEVELOPMENT</b>	Planning permission to erect a two-storey side extension and a single-storey rear extension
<b>LOCATION</b>	7 Whitecross Street, Barton-upon-Humber
<b>PARISH</b>	<b>BARTON-UPON-HUMBER</b>
<b>WARD</b>	Barton-upon-Humber
<b>CASE OFFICER</b>	Graeme Moore
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Officer discretion

## **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), policy DS5 (Residential Extensions), Policy HE5 (Development in Conservation Areas) and SPG1 apply.

**North Lincolnshire Core Strategy:** No specific policies apply.

## **CONSULTATIONS**

**Historic Environment Record:** No objections subject to conditions regarding archaeology monitoring and recording.

**Highways:** No objections.

## **TOWN COUNCIL**

Support the proposal as it is in keeping with the surrounding area.

## **PUBLICITY**

Neighbouring properties have been notified, and site and press notices posted. One letter has been received from a neighbouring property (5 Whitecross Street) objecting on the grounds that the proposed extension will have a detrimental impact on levels of light entering their first floor windows, making it very dark, and will cut out the view from the windows. Furthermore the driveway will not be long enough to park a car on.

## ASSESSMENT

Planning permission is sought for the demolition of an existing garage and the erection of a two-storey side extension/single-storey rear extension which will facilitate a garage and kitchen at ground floor and two new bedrooms at first floor level.

**The main issue to consider is whether or not the proposed extension would have a detrimental effect on the character and setting of the conservation area, and the amenity of the adjacent property known as 5 Whitecross Street in terms of loss of light to a habitable room, and whether adequate car parking is provided.**

No. 7 Whitecross Street lies at the edge of the Barton upon Humber conservation area and is a typical 1940s/1950s style semi-detached property which displays many architectural features from the time. The dwelling itself sits well within the street scene and when coupled with the topography, which is quite steeply sloped, lends itself to a strong frontage-type development. The proposed extension will mirror the existing features of the dwelling, with areas of brickwork and render, and the ground floor garage will feature wooden doors, which is another traditional feature of dwellings of this age. It is therefore considered that the proposal will not contravene policies HE5 and DS1 of the North Lincolnshire Local Plan.

A previous application was approved back in 1988 (7/324/88) but was never implemented. The proposal approved is the same as that which is currently under consideration, with an integral garage and bedrooms above.

SPG1 states that proposals which fail the 30 degree test on a horizontal axis from habitable rooms on the ground floor will be refused permission. In this case, due to the topography of the land and the design of the neighbouring dwelling, where the ground floor is taken up by a garage with the first floor serving two bedrooms, which are approximately half-way between the ground and first floor levels of 7 Whitecross Street, whilst the proposal would have an impact on the first floor windows of 5 Whitecross Street, these windows serve the landing at first floor, which is not a habitable room. This concurs with what was submitted under the previous application in 1988 where the resident of no. 5 stated that the proposal would lead to a loss of light to the landing serving the first floor.

The proposed single-storey rear extension measures 3 metres in length. In accordance with SPG1 a 45 degree line has been drawn on a horizontal axis from the neighbouring semi (9 Whitecross Street) and this shows that there is a minor infringement of less than 0.5 metre which is considered acceptable in this instance. No objection has been raised in relation to this aspect by the neighbours and permitted development rights would allow for a similar extension.

In relation to car parking, it is noted that the driveway for the dwelling will only be 3.5 metres long, which is not long enough to park a car. However it is considered that there is more than adequate provision for on-street car parking in this location, with a dedicated lay-by being provided across the road, and the width of Whitecross Street allowing for cars to be parked on both sides of the road and still allow for vehicles to pass safely. Highways have stated that despite the length of driveway left, they have no objection to the proposal in principle.

In conclusion, it is considered that as the proposed extension does not adversely affect the character and setting of the conservation area and the impact on neighbouring properties is considered acceptable, there are no objections to the proposal in principle. Therefore, in

accordance with policies DS1, DS5, HE5 and SPG1 of the North Lincolnshire Local Plan, the proposal 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: 1089/001, 1089/002 and 1089/003.

Reason

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

3.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

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.

4.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works

- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

5.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

6.

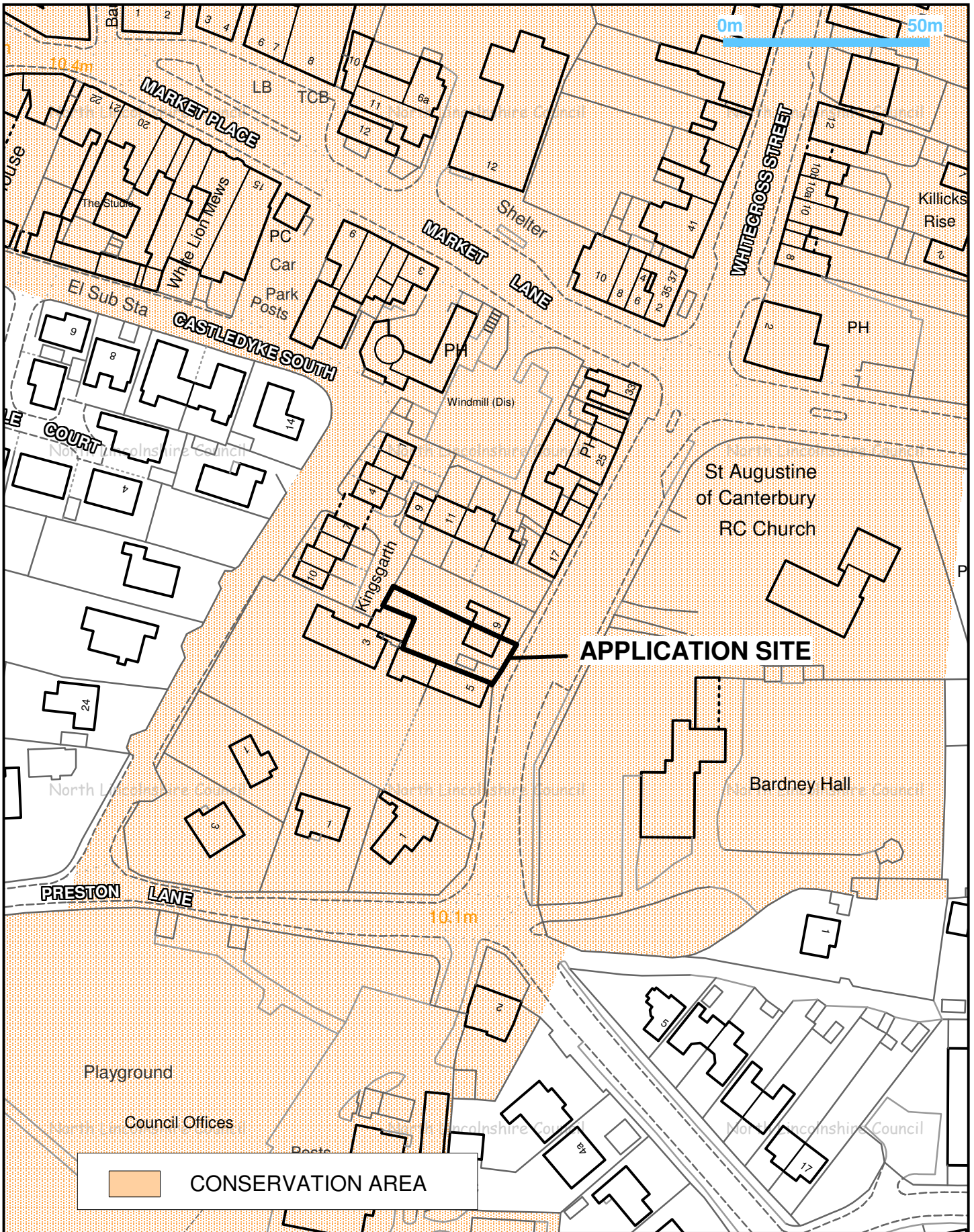
A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

**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 DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.



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