APPLICATION NO	**PA/2012/1209**
APPLICANT	Mr S Price
DEVELOPMENT	Planning permission to erect a two-storey extension and detached double domestic garage
LOCATION	Church House, 2 Church Lane, Bottesford
PARISH	**BOTTESFORD**
WARD	Bottesford
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	**Grant permission subject to conditions**
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bottesford Town Council

POLICIES

National Planning Policy Framework: Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

North Lincolnshire Local Plan: Policy DS5 (Residential Extensions)

Policy DS1 (General Requirements)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Supplementary Planning Guidance 1 (SPG1) (Design Guidelines for Home Extensions)

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection subject to condition 4.

Historic Environment Record: No objection subject to conditions.

Environment Team: Initially raised concerns regarding the impact of construction works on the adjacent TPO'd trees. Following additional information regarding construction methods submitted by the applicant the tree officer is now happy that the impact on the protected trees has been adequately addressed.

TOWN COUNCIL

Object to the proposal due to the dangerous proximity of protected trees to the build and as a result of the proposed garage being located too close to the gateway and road.

PUBLICITY

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

ASSESSMENT

The application site is a two-storey, detached dwelling located towards the end of Church Lane in Bottesford. The property is set well back from Church Lane and there is a reasonably large separation distance between the property and neighbouring dwellings. This area is predominantly residential in nature, however the site is bounded by the Church of St Peter ad Vincula to the east and its associated land and graveyard to the north. The site is bounded by detached residential properties to the south and a wooded area to the west. Neighbouring dwellings are a mix of different sizes, styles and designs. There is a belt of trees running along the eastern side of the site and this is covered by a blanket tree preservation order. This application seeks planning permission for the erection of a two-storey extension to the side and rear of the dwelling and a detached double garage to the front.

The key issues in the determination of this application are whether the proposed development will have a harmful impact upon the protected trees along the eastern boundary of the site and whether it would be detrimental to the character and appearance of the area.

Following initial concerns raised by the council's tree officer regarding the impact of the proposed development on the adjacent protected trees, the applicant has submitted an additional tree report. This report provides additional information on the specialist construction methods to be used within the root protection zones of the trees. The tree officer has confirmed that this additional information adequately addresses the impact of the development on the trees and that there will be no unacceptable impact provided all works within the protection zones of the trees takes place in accordance with the details set out in this new report. Consequently a condition has been recommended that requires the development to be carried out fully in accordance with the new tree report. This condition will ensure that the protected trees to the east will be adequately protected.

The proposed extension will not adversely affect the character and appearance of the existing dwelling or the surrounding area because the property itself is set well back from Church Lane and is screened by existing trees; the extension will therefore not be highly visible. Furthermore, the properties along this road are a mix of different designs and styles and as such the extension will not result in the dwelling being out of keeping with the street scene. Indeed, the extension to the side of the property will result in the dwelling having a

more traditional appearance when viewed from the road as it will replace the long sloping catslide roof from the eastern side of the dwelling.

The proposed garage to the front of the property will not have a harmful impact on the character and appearance of the area as it will be screened by the trees to the east and west of the site. Furthermore, the applicant's property is set well back from the road whereas the properties to the south of Church Lane are set much further forward in their plots. The addition of a building towards the front of the site will therefore not appear out of place within the street scene. In addition, the garage is designed to complement the applicant's property as extended and will be constructed of matching materials. As such it will not be harmful to visual amenity in this area.

The council's highways department has been consulted on the application and has raised no concerns relating to the proposed garage, its location or its impact on highway safety.

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: 206.01, 206.02 rev A, 206.03 rev A, 206.04 and 206.05.

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 loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.
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.

6.
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.

7.
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.

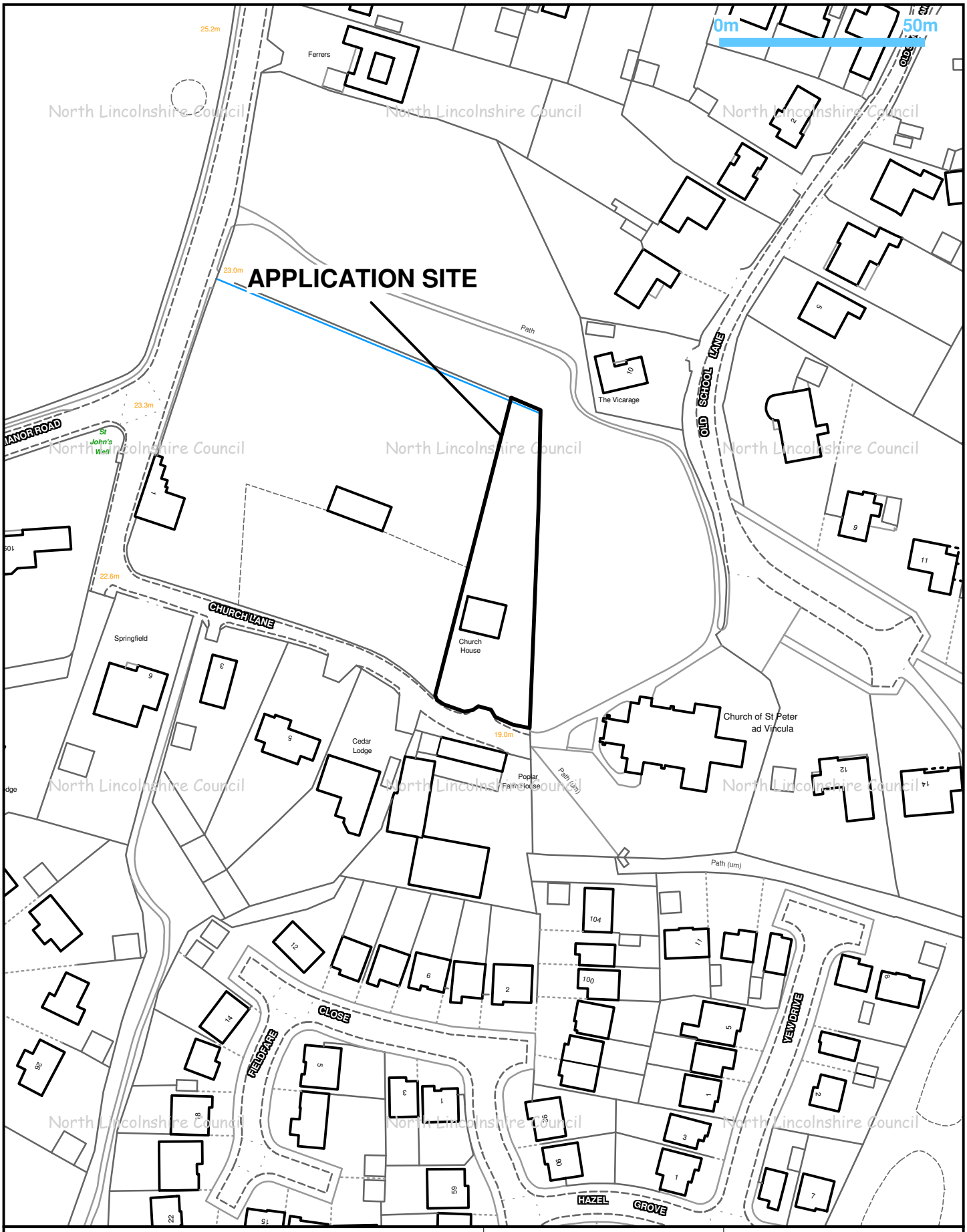
Reason
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

8.
The development hereby approved shall be carried out fully in accordance with the tree protection measures set out in the Arboricultural Method Statement produced by Scott Fitzgerald Tree Consultants Ltd dated 18th December 2012 unless otherwise agreed in writing by the local planning authority.

Reason
In order to ensure the protection of the trees along the eastern boundary of the site in accordance with policies DS1 and LC12 of the North Lincolnshire Local Plan.

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, LC12 and SPG1 of the North Lincolnshire Local Plan, CS5 of the North Lincolnshire Core Strategy and national policy set out in the National Planning Policy Framework.

Informative
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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