

**APPLICATION NO** PA/2013/0101

**APPLICANT** Mr A Barritt

**DEVELOPMENT** Planning permission to erect a first-floor extension to existing bungalow to create a two-storey dwelling (resubmission of PA/2012/1248)

**LOCATION** 26 South Street, Roxby

**PARISH** ROXBY

**WARD** Broughton and Appleby

**CASE OFFICER** Leanne Simmonds

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Roxby Parish 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.

**North Lincolnshire Local Plan:** Policy DS5 (Residential Extensions)

Policy DS1 (General Requirements)

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 objections.

## **PARISH COUNCIL**

Object to the proposal on the following grounds:

- parking issue to people living on the plot

- new extensions too big for the site
- only difference from the last application is a screening fence

## **PUBLICITY**

Neighbouring properties have been notified. One letter of support and one letter of objection have been received. The letter of objection raises the following issues:

- loss of light to southern aspect of property
- overlooking
- drainage
- subsidence

Concerns have also been raised regarding loss of view, devaluation of property, expectation and undermining of investment, however these are not material planning considerations.

## **ASSESSMENT**

This application was deferred at the previous planning committee meeting to allow a site visit by Members.

The application property is a single-storey bungalow with an attached single-storey garage projecting forwards towards South Street. Planning permission has previously been granted to extend the garage to increase its width and height. The bungalow is set in a large plot with a large garden to the rear and a good sized driveway to the front. There are a mix of two-storey houses and bungalows surrounding the application site. This application seeks planning permission to erect various extensions to the property to create a two-storey dwelling. This application is a resubmission of PA/2012/1248 which was withdrawn after concerns were raised over poor design and loss of amenity to neighbouring properties.

**The main issues in determining this application are whether the proposal would constitute over-development of the site, or would have an adverse impact on the amenity of neighbouring properties or on the character and appearance of the area.**

The proposed extensions would result in the property being more than doubled in size with a first floor being added to the bungalow. The front projection would be part two-storey and part single-storey, with the two-storey element having a lower ridge height than the existing dwelling. The initial plans submitted with this application included a large balcony to the rear. However, this has been removed due to concerns about potential overlooking.

Whilst it is accepted that the proposed extensions are very large and would significantly increase the size of the dwelling, there are no policy restrictions on increasing the size of a bungalow to create a two-storey dwelling, providing that it does not have an adverse impact on the character of the area or the amenity of neighbouring properties. As there are a mix of house types in the immediate vicinity with two-storey dwellings either side of the application property fronting South Street, it is not considered that the proposal is out of character with the area or would have an adverse visual impact on the street scene.

With regard to loss of amenity, any windows with the potential to overlook neighbouring properties are located at a high level and the first-floor windows on the front elevation do not serve habitable rooms. This would reduce any potential overlooking and, together with the separation distances and oblique angles, it is not considered that an objection on the grounds of overlooking can be substantiated.

With regard to overshadowing, the application property has a good separation distance to the objector's property and, whilst there will be a significant increase in height, it is not considered that the proposed extensions would result in a significant level of overshadowing to justify refusing the application.

The parish council has raised concerns regarding the availability of parking on the plot. Whilst the extension will occupy a portion of the existing driveway, there will be approximately 7 metres between the footpath and the front of the property as extended to give space for parking. Additionally it should be noted that Highways have been notified and raise no objections to the proposal.

With regard to the extensions being too large for the plot, the plot is large in size and the footprint is not increasing significantly. It is therefore not considered that the proposal constitutes over-development of the site.

The parish council also suggests that the only changes to the previous application are the inclusion of a screen fence. This assumption is incorrect, however, as the height of the front projection has been significantly reduced and the window arrangements have been slightly altered to reduce the visual impact of the development and its potential impact on neighbours.

With regard to drainage and subsidence, as the floor area is not significantly increasing, it is not considered that surface water would significantly increase and therefore it is not considered that the proposal would have an impact on the drainage system and therefore subsidence. It should be noted that these factors will be considered by Building Control.

**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: C212/A1/103 rev C and C212/A1/104 rev C.

**Reason**

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

3.  
The roof area of the extension shall not be used as a balcony, roof garden or similar amenity area, and shall not be accessed other than for maintenance purposes.

#### Reason

To help preserve the living conditions of neighbouring property in accordance with policy DS5 of the North Lincolnshire Local Plan.

4.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no new window openings shall be created in the extension other than those shown on the submitted plan.

#### Reason

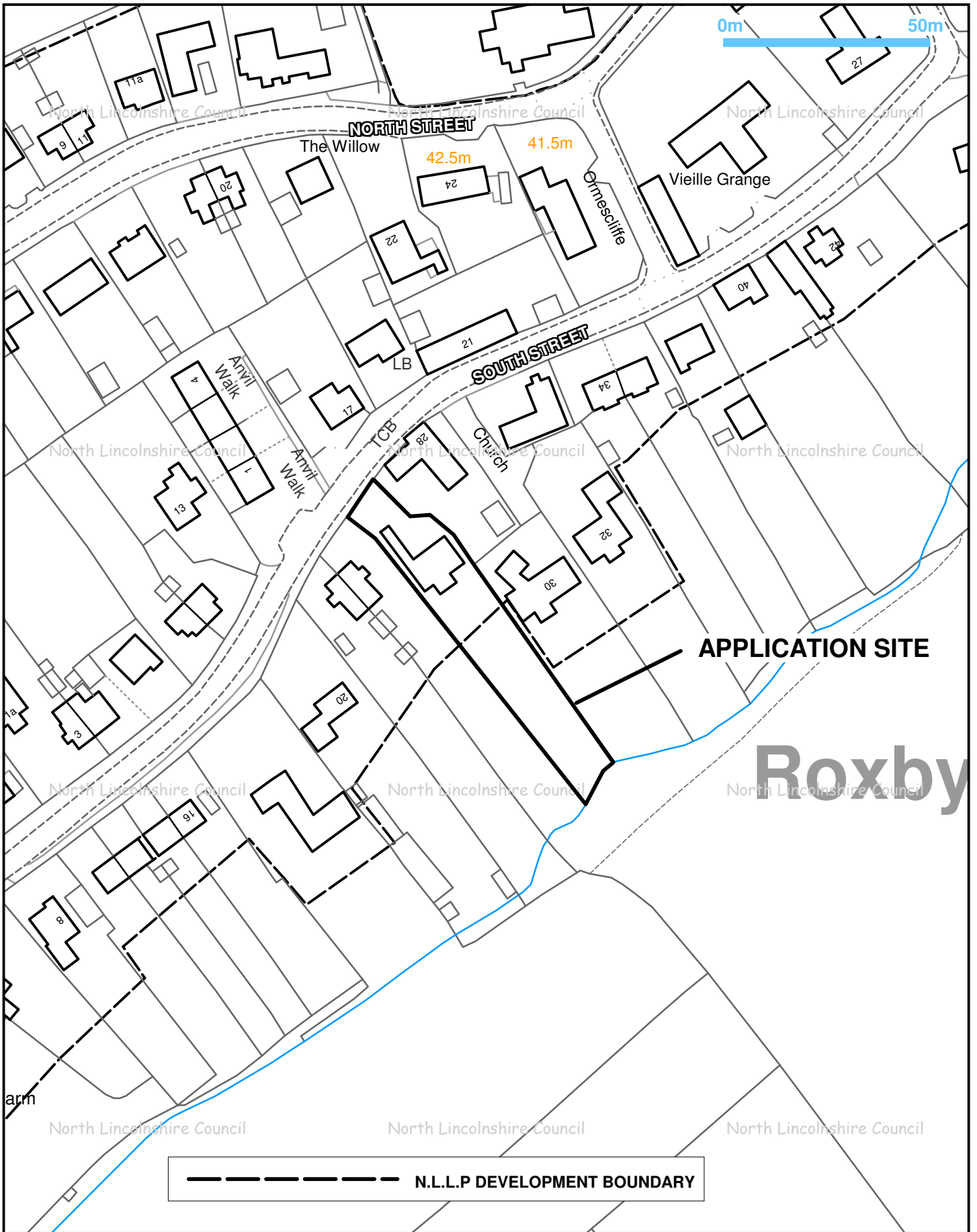
In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.



#### **Reasons for approval**

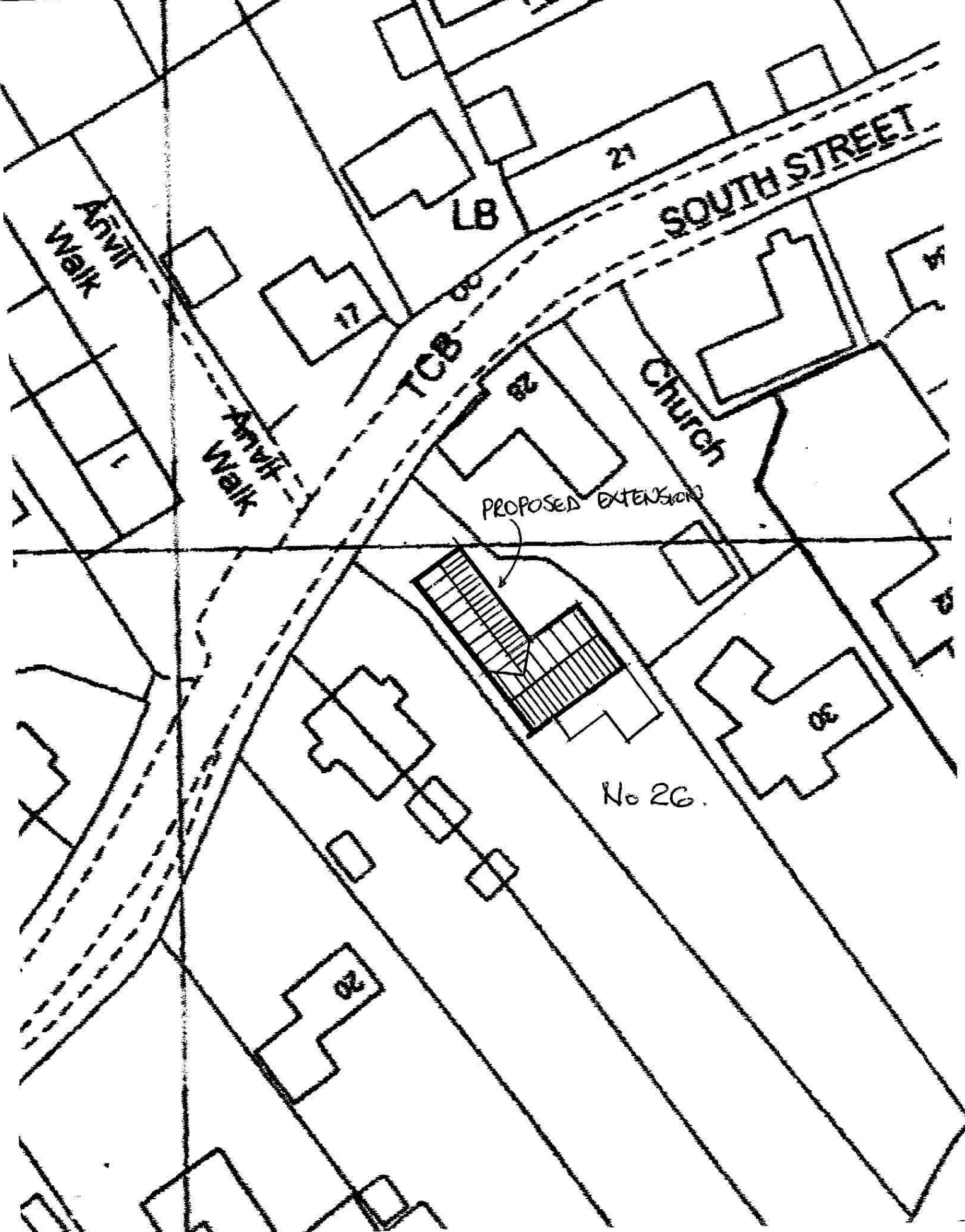
The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially 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 and DS5 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

#### **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.



Title: PA/2013/0101			
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PA/2013/0101 Block Plan Not to Scale