

**APPLICATION NO** PA/2013/0132

**APPLICANT** Mr J Chatterton

**DEVELOPMENT** Planning permission to erect two-storey rear and single-storey side extensions, and alterations to front boundary wall

**LOCATION** 81-83 Brooklands Avenue, Broughton

**PARISH** BROUGHTON

**WARD** Broughton and Appleby

**CASE OFFICER** Graeme Moore

**SUMMARY RECOMMENDATION** Refuse permission

**REASONS FOR REFERENCE TO COMMITTEE** Member 'call in' (Councillor Glover – significant public interest)

## **POLICIES**

**National Planning Policy Framework:** No specific policies apply.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements), DS5 (Residential Extensions) and SPG1 (Design Guidelines for Home Extensions)

**North Lincolnshire Core Strategy:** Policy CS5 (Design Quality)

## **CONSULTATIONS**

**Highways:** No objections.

## **TOWN COUNCIL**

No objections.

## **PUBLICITY**

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

## **ASSESSMENT**

Planning permission is sought to erect two-storey rear and single-storey side extensions to 81-83 Brooklands Avenue, Broughton. The properties in question are a pair of semi-detached dwellings located on the junction of Brooklands Avenue and South View, Broughton and are the last in a line of four pairs of semi-detached properties which are of a similar style, albeit some with various extensions to the rear. The proposal was amended 28 March 2013, whereby the first-floor element over the proposed garages was removed. It is the amended proposals that are being considered as part of this report.

**The main issue to consider in the determination of this application is whether or not the proposed extensions would introduce a visually incongruous feature to the dwellings and would thus be harmful to the character and setting of the street scene.**

Policy DS5 of the North Lincolnshire Local Plan is generally permissive of householder extensions, provided that they do not adversely harm neighbouring properties by virtue of their design, scale and materials used. The proposed extensions would form a two-storey rear extension, with a single-storey side extension to form garages for both dwellings. The extensions would create an additional two bedrooms and bathroom in each dwelling. In relation to the extensions and the positioning of the windows, there are considered to be no issues of overlooking and loss of privacy due to the location of the dwellings on the street corner.

Permission was previously granted in 2011 to the rear of the existing dwellings (PA/2011/1417) for two semi-detached dormer bungalows. Should the permission for the dwellings be implemented and permission granted for the extensions proposed as part of this application, there would be a separation distance of approximately 7.5 metres between the rear of the properties. Currently, there are no windows directly overlooking the properties proposed under PA/2011/1417, however if permission is granted for these proposed extensions then overlooking and loss of privacy could become an issue.

However, the dwellings are located on a prominent street corner of Broughton and it is considered that the size, scale and massing of the extensions proposed actively harm the character of the street scene, and would form a visually incongruous feature to the dwellings themselves. It is also considered that the extensions would present a large blank gable façade to South View which would further harm the character and appearance of the street scene.

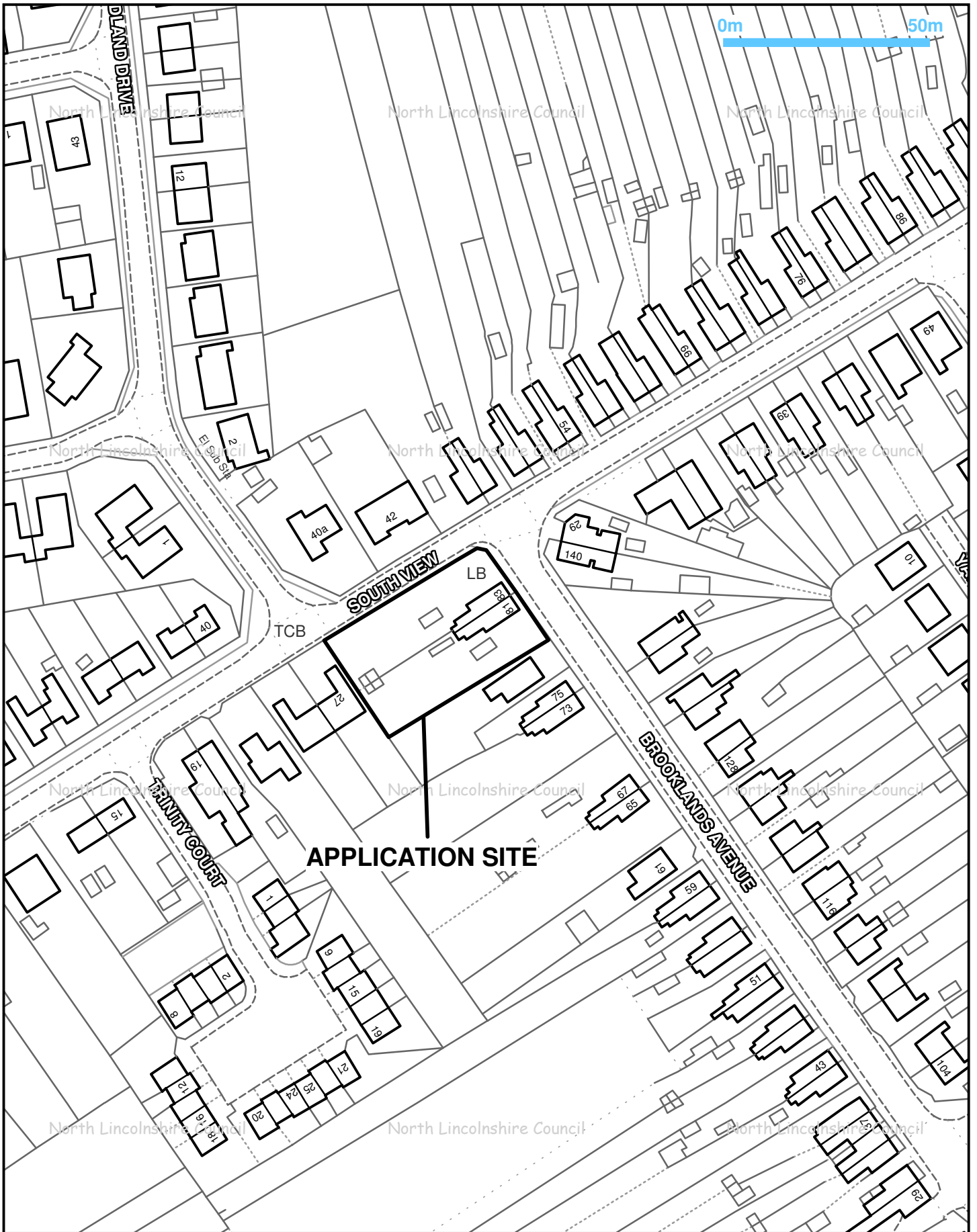
Therefore in accordance with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, the proposal is recommended for refusal.

**RECOMMENDATION      Refuse permission for the following reasons:**

The dwellings are located on a prominent street corner of Broughton and it is considered that the size, scale and massing of the extensions proposed actively harm the character of the street scene, whilst they would form a visually incongruous and alien feature to the dwellings themselves. It is also considered that the extensions would present a large blank gable façade to South View which would further harm the character and amenity of the street scene. The proposal is therefore considered contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan and policy CS5 of the North Lincolnshire Core Strategy.

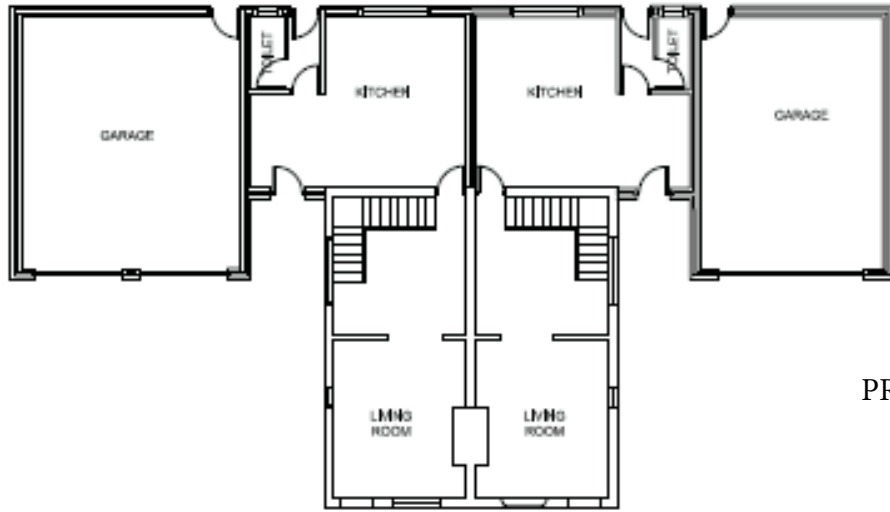
**Informative**

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.

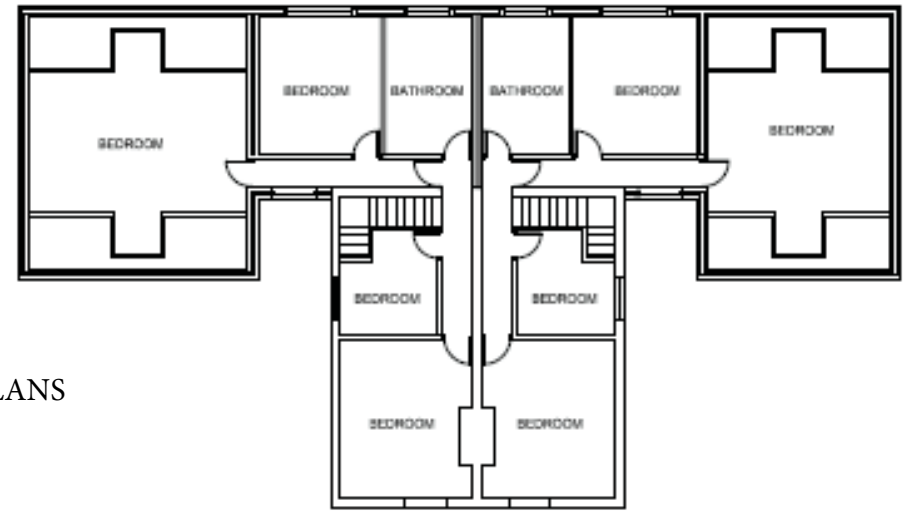


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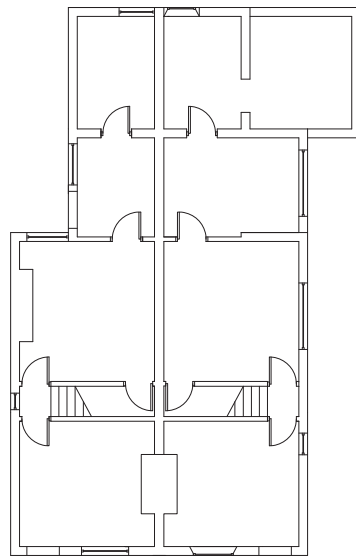
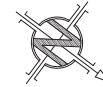


- GROUND FLOOR PLAN -

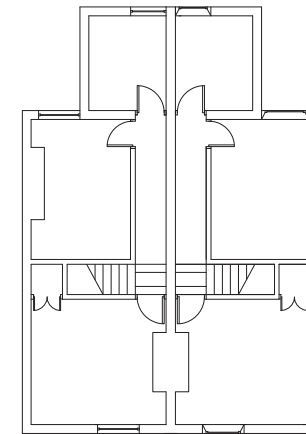


- FIRST FLOOR PLAN -

PROPOSED PLANS



- GROUND FLOOR PLAN -



- FIRST FLOOR PLAN -

EXISTING PLANS