

APPLICATION NO PA/2013/0216

APPLICANT Mrs D Ferraby

DEVELOPMENT Planning permission to erect a single-storey rear extension

LOCATION 15 Churchill Avenue, Brigg

PARISH **BRIGG**

WARD Brigg and Wolds

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Brigg Town Council

POLICIES

National Planning Policy Framework: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the criteria for all new development.

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

SPG1 (Design Guidance for Home Extensions) provides specific design guidance for residential extensions.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objection.

TOWN COUNCIL

Object. The extension will have a detrimental impact on the neighbouring property at 17 Churchill Avenue, Brigg. Members fully support the concerns expressed by the neighbour in that the extension will cause a significant loss of natural daylight and overshadowing to the bathroom and kitchen of 17 Churchill Avenue, which is one of the most inhabited rooms in the property. A significant loss of light to this room will have a negative impact on their current day to day lives.

PUBLICITY

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

ASSESSMENT

The site is located within the development boundary of Brigg. The proposal is for a single-storey rear extension. The extension will enlarge two existing bedrooms, create an en suite and a new conservatory. The dwelling is a detached bungalow located in a residential area located between other bungalows.

The main issues associated with this proposal are whether the extension is acceptable in planning policy terms, and if so, whether its impact on adjoining neighbours is also considered to be acceptable.

The site is located within the development boundary of Brigg where, in principle, extensions are considered to be acceptable. The extension has been designed to be in character with the existing bungalow and will not be visible in the street scene. The proposal therefore accords with policies DS1 and DS5 of the North Lincolnshire Local Plan.

The impact on the adjoining neighbours also needs to be assessed. 17 Churchill Avenue is a bungalow. It has a kitchen and two obscure-glazed windows in the flank elevation adjacent to the extension. Bathrooms are not considered to be a habitable room. The 45 degree rule set out in SPG1 is not infringed to the neighbour's kitchen window. The extension is stepped in adjacent to the kitchen window and therefore any loss of light to this window will be marginal. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

13 Churchill Avenue is also a bungalow. The proposed extension is a considerable distance away from this property and therefore no loss of residential amenity will be caused to it. A new bedroom window is proposed in the flank elevation of the extension. In order to avoid this window overlooking the neighbour's garden the existing fence adjacent to this window will need to be raised to 1.8 metres which can be dealt with by virtue of a planning condition. The proposal therefore accords with policies DS1, DS5 and SPG1 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: 124 (L) 01, 124 (E) 03, 124(P) 05, 124 (E) 04 and 124 (P) 06.

Reason

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

3.

Before development commences on site a panel of close-boarded fencing of a height of 1.8 metres from ground level shall be installed along the southern boundary of the site adjacent to the proposed bedroom window and thereafter retained as such at all times.

Reason

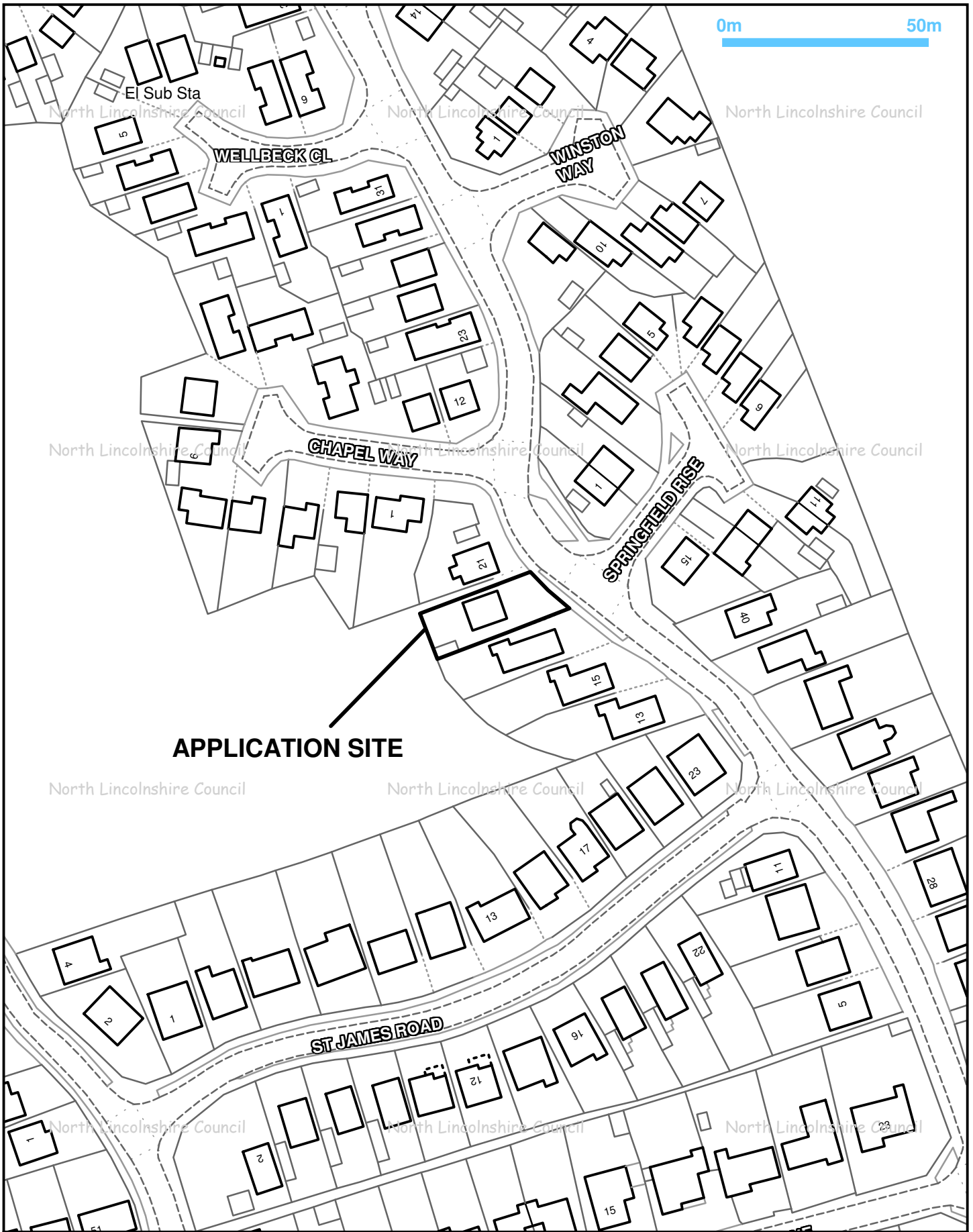
In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

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, DS5 and SPG1 of the North Lincolnshire Local Plan.

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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Director of Places
Peter Williams
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PA/2013/0216 Block Plan

NOT TO SCALE

