

APPLICATION NO PA/2013/1344

APPLICANT Mr & Mrs Wood

DEVELOPMENT Planning permission to erect a single-storey rear extension

LOCATION Goosewood, Scotter Road, Messingham

PARISH **MESSINGHAM**

WARD Ridge

CASE OFFICER Nicholas Lawrence

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Officer discretion (volume of proposed extension)

POLICIES

National Planning Policy Framework: Achieving Sustainable Development; Core Planning Principles; Section 7 – Requiring good design.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out criteria against which all proposals will be considered and includes references to quality of design, amenity, conservation, resources and utilities in the development and use of land.

Policy DS5 (Residential Extensions) is permissive in nature providing the proposal does not adversely affect residential amenity and is sympathetic in terms of design, scale and use of materials.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) allows extensions in the open countryside subject to a volumetric level of 20% of the original dwelling and the original dwelling forming the dominant visual feature, and providing they do not affect the appearance of the locality or the amenity of local residents. The policy implicitly aims to preclude the extension of cottages to mansions in the open countryside.

SPG 1 (Design Guidance for House Extensions) sets out the broad design principles of extending dwellings and notes that one aim of the guidance is to ensure that new housing extensions respect the local character.

North Lincolnshire Core Strategy: Policy CS2 (Delivering More Sustainable Development) notes that design should be of a high standard.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires all new development to be appropriate to its context.

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

PARISH COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified. No responses have been received. Occupiers of Lynwood were visited as part of the assessment process and raised no concerns over the proposed development.

ASSESSMENT

Goosewood comprises a detached bungalow set back off Scotter Road, to the south of Messingham, outside the defined settlement boundary as set out on Inset Plan 29 of the adopted local plan.

The existing bungalow encompasses two bedrooms, a small bathroom, a lounge and a dining room. The kitchen is housed within a subsequent extension to the original dwelling measuring some 4 metres by 2.3 metres. The kitchen door to the garden also acts as the front door for the property. Overall, the accommodation at best could be described as cramped.

With regard to the immediate and wider area, the application site is bounded to the north by a farm track and thereafter six dwellings, adopting a linear form fronting the A159; to the east by Scotter Road, leading onto open countryside; to the south by a bungalow (Lynwood); and to the west by open countryside.

Lynwood is the nearest residential property to the application site and sits proud of the rear elevation of Goosewood by some 2 metres at its closest point. Although not shown on the submitted plans, Lynwood has a sunroom to its rear that acts as a principal living area to the dwelling.

Planning permission is sought for the erection of a single-storey pitched roof extension to the rear of Goosewood that comprises a kitchen/dining area, toilet and utility room. The proposed development, aside from improving the kitchen/dining area, affords the remodelling of the dwelling to provide an additional bedroom. The submitted drawings indicate the reinstatement of a front door to the road elevation of the property by extending an existing window opening. The utility room will incorporate a door to the garden that will become the back door.

In terms of plan form, the proposed extension spans the width of the dwelling with a depth of 5 metres, which extends to 8 metres where the utility room protrudes beyond the kitchen/dining area, thereby creating an L shape. The eaves height will follow the current eaves horizon at a height of 2.5 metres.

With regard to the form of the roof, this will be pitched with the ridge at right angles to the host dwelling, sitting some 300 mm below the existing ridge of Goosewood. The roof height drops from 5.1 metres to 3.8 metres for the utility room.

Allowing for the form of the extension, it is proposed that the openings will be limited to doors onto the garden area to serve the kitchen/dining area, whilst the fenestration in the south elevation (ie towards Lynwood) is restricted to a high-level window to the utility room and window to the toilet, which can be obscure glazed.

The main issues to be considered are whether the proposed extension would harm the host dwelling, the character of the locality or the amenity of local residents.

The statutory development plan for the purpose of this application comprises the adopted local plan and core strategy, whereas materiality is set by the National Planning Policy Framework.

Policies DS1 and DS5 of the local plan look for development to be of an appropriate design quality, have regard to its context and not harm the amenity of neighbouring properties. The SPG requires that extensions should be seen as part of a cohesive design rather than as a mere 'afterthought'. These policy goals and aspirations have been carried over within policies CS2 and CS5 of the core strategy and their explanatory text.

Local plan policy RD10 in part considers the matter of extensions to dwellings in the open countryside and looks to control the mass of proposed extensions. This control is achieved by setting a percentage volume for proposed extensions against the original dwelling of 20%, requiring the original dwelling to remain the dominant visual feature, and the proposed extension to not affect the character or appearance of the locality or amenity of local residents.

At the national level the National Planning Policy Framework (NPPF) seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and sustainable development that involves seeking positive improvements, including improving the conditions in which people live. Critically, the NPPF comments that planning policies should not be prescriptive as such an approach can stifle development that accords with the principles of good design, amenity and promoting sustainable development.

The above quoted policies of the local plan and core strategy have at their heart the need to promote development appropriate to its context. This is not to imply that one of the aims of design should necessarily be to 'fit in'; at its worst, this can be little more than an excuse for mediocrity. Difference and variety can be virtues in new proposals as much as sameness and conformity, and of course different contexts can themselves be more, or less, uniform in their nature.

In this respect the proposed extension adopts, rather than slavishly follows, key elements of the host dwelling by the incorporation of simple roof profiles, common eaves horizons, domestic-styled fenestration and a simple pallet of materials (ie brick and clay pantiles). The height of the extension sits below the current ridge line that, when coupled with the design and mass of the proposed dwelling, is seen as complimenting the host dwelling rather than being discordant to it. There is a resultant continuity in terms of design and visual flow between the extension and the host dwelling, which consequently is still seen as a key element of the proposed development.

In terms of the view of the application site from the highway, the extended dwelling will appear no different, save for the introduction of a front door. The host dwelling still forms the dominant visual element.

It is therefore considered that the proposed extension, by reason of its design, mass, scale and form will not harm the host dwelling and thereby complies with the provisions of the development plan.

On the question of characterisation, part of the purpose of design is to consider context. In this regard, the character of an area is more than the visual flow of the type of the building as it also embraces the constituent materials, style, the ways buildings relate to their setting, each other, and the spaces they create.

The character of the area is of sporadic residential development on the western aspect of Scotter Road set back from the highway with front and rear gardens. In terms of form, the dwellings combine bungalows and two-storey dwellings where no one architectural style dominates. The neighbouring dwelling, also a bungalow, sits some 2 metres behind Goosewood and is approximately 1 metre higher. The proposed extension will go beyond the existing rear elevation and introduces a stepped element that is not uncharacteristic of the area and would not harm the relationship of the application site to the neighbouring dwelling. It is considered that the design of the proposed extension and resulting residence would not be out of character with the area and accords with the adopted policies of the development plan and the NPPF.

With regard to amenity, it is accepted that privacy and the protection of general amenity constitutes a material consideration in determining development proposals in ensuring that residents of properties bounding any development site feel at ease both inside and outside their properties. The proposed extension has two windows in the southern elevation (facing Lynwood) serving a utility room and toilet. These windows can be obscure glazed and are not considered to affect the amenity of the occupiers of Lynwood.

The SPG, as a guide to assess the impact of a proposed rear extension on the occupiers of neighbouring residences, applies a 45° angle from the nearest ground floor main window of the neighbouring property. In this regard the proposed development does not breach the 45° angle. Allowing for the form of the proposed development and its relationship to Lynwood, it is considered that the proposed extension will not harm the amenity of the occupiers of neighbouring properties and it complies with the requirements of the local plan, the core strategy and the NPPF.

With regard to the volume of the proposed extension, the key element is not the percentage level, but rather would the proposed development cause harm to the character of the area and in turn the presence of the existing dwelling. The NPPF critically comments that planning authorities should not look to adopt prescriptive planning policies which are viewed as frustrating design that can respond to its context that would otherwise conflict with a prescriptive policy.

Although the proposed development exceeds the nominal threshold, it is considered, having regard to the advice within the NPPF and the fact that the proposed extension does not harm the character of the area, that planning permission should be forthcoming.

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: 12-547 101 Block Plan, 12-547 100 Site Location Plan and 12-547 200 Rev A Layouts and Elevations.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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.

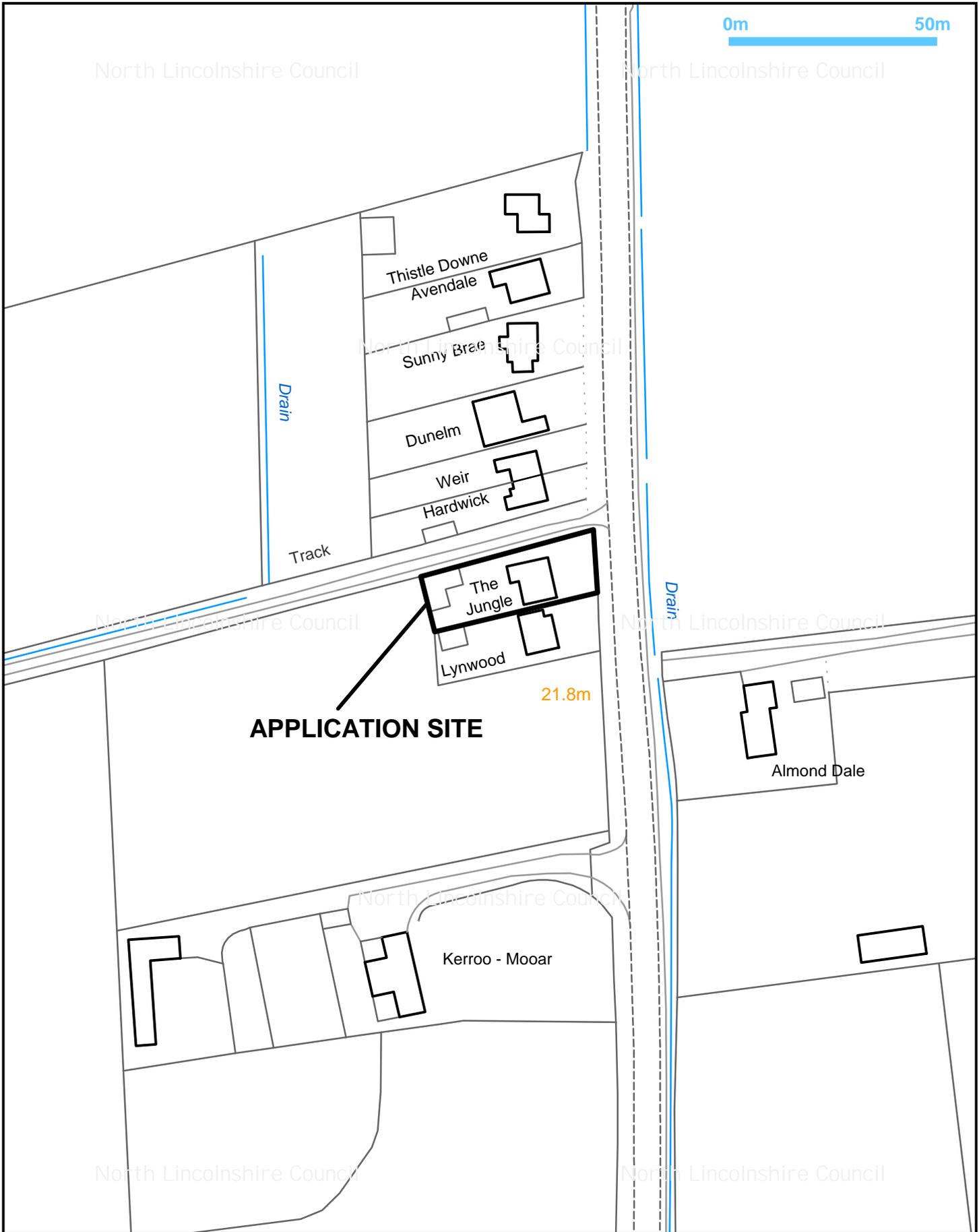
Informative

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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North Lincolnshire Council

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APPLICATION SITE

21.8m

Title: PA/2013/1344

Drawn by: Sue Barden

Date: 28/01/2014

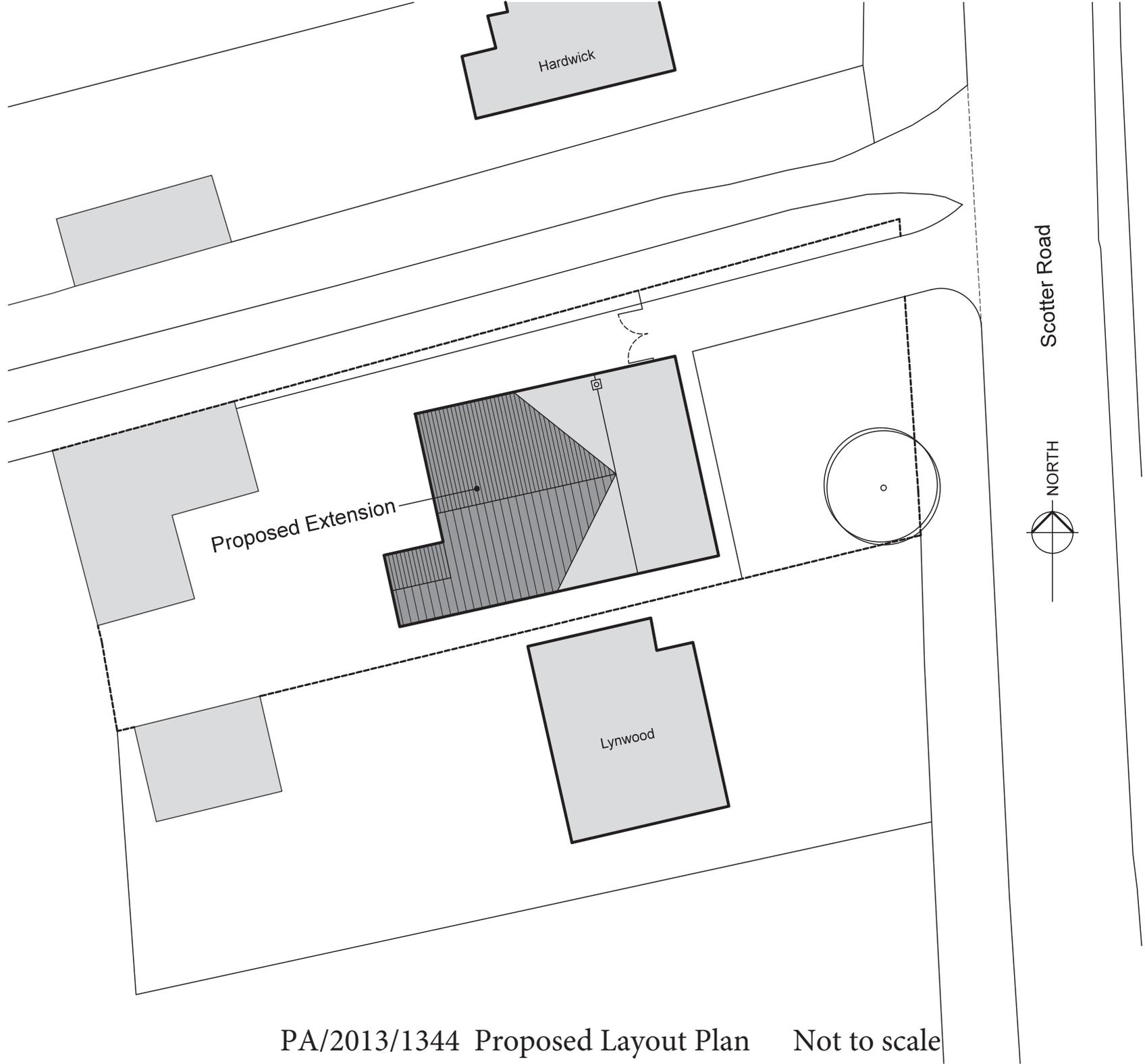
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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE



PA/2013/1344 Proposed Layout Plan Not to scale