

<b>APPLICATION NO</b>	<b>PA/2014/0271</b>
<b>APPLICANT</b>	Ms S Bayes
<b>DEVELOPMENT</b>	Planning permission to erect two-storey and single-storey extensions
<b>LOCATION</b>	Brook Lodge, High Street, Wroot
<b>PARISH</b>	<b>WROOT</b>
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Nicholas Lawrence
<b>SUMMARY RECOMMENDATION REASONS FOR REFERENCE TO COMMITTEE</b>	<b>Grant permission subject to conditions</b> Volume of proposed extension exceeds prescribed threshold

## **POLICIES**

**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, the use of resources and utilities in the 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, Alterations and Extensions to Dwellings in Open Countryside) allows extensions in the open countryside subject to a volumetric level of 20% of the original dwelling, that it would not form a dominant visual feature, and not affect the appearance of the locality, or the amenity of local residents.

SPG1 – Design Guidelines for House Extensions

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

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

**National Planning Practice Guidance:** Section on Design.

## **CONSULTATIONS**

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

**Environment Agency:** No objection.

## **PARISH COUNCIL**

No objections or comments.

## **PUBLICITY**

Neighbouring properties notified. No responses received.

## **ASSESSMENT**

### **Application site**

Brook Lodge is a detached property that faces 'gable on' to the High Street in Wroot. Whilst the adjoining properties are within the defined settlement boundary, the application site is excluded and is therefore considered to be within the open countryside.

The Revised Submission Draft of the Housing and Employment Land Allocations DPD is currently out for consultation and shows a direction of policy travel; however, limited weight, if any, should be attributed to this document. The allocations document revises the settlement boundary of Wroot to embrace the application site.

### **Proposed development**

Planning permission is sought for the erection of a two-storey rear and single-storey side extension, which at ground floor creates an extended kitchen/dining area, living room and a new hallway (i.e. the single-storey extension), and at first floor provides for an additional bedroom with en suite and a bathroom to an existing bedroom.

In terms of design the rear extension adopts a ridge profile that follows the host dwelling that in turn provides a triple pitched dwelling, and the two-storey element is defined by two gables that will be faced in timber at first floor level. The fenestration to bedroom 4 provides for a pair of French doors and a Juliet balcony. The single-storey extension also adopts a pitched form with a front gable that mirrors that of the porch entrance to the host dwelling.

### **Main Issue**

**The main issues in considering this application are whether the proposed extension is appropriate to its context or harms the character of the area having regard to the provisions of the development plan and other material considerations.**

### **Planning policy and material considerations**

Local plan policies DS1 and DS5, together with core strategy policy CS5, all look to development having regard to its context and being of an appropriate design quality, whereas the SPG requires that extensions should be seen as a cohesive design rather than a mere 'afterthought'. These policy goals and aspirations are also set within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Policy RD10 of the local plan particularly considers the matter of replacement dwellings and extensions to dwellings in the open countryside. With regard to extensions, RD10 seeks to control such development by reference to a number of criteria which includes a volume increase expressed as a percentage of the original dwelling (i.e. 20%). The policy also requires that the original form of the host dwelling is the dominant feature; construction is to

be of an appropriate standard; the development should not adversely affect the character of the locality or amenity of local residents.

The proposed volume level of 20% is an arbitrary figure that is not founded upon any quantifiable or sustainable evidence base. Indeed the NPPF, following other extant advice, notes that local planning authorities should not look to adopt prescriptive planning policies which are viewed as frustrating design that can respond to its context that otherwise would conflict with a prescriptive policy.

### **Design and the host dwelling**

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 reflects key elements of the host dwelling by the incorporation of simple roof profiles, eave horizons, domestic-style fenestration and pitched roof forms to both extensions. The height of the hall extension sits below the current ridge line that, when coupled with the design and mass of the proposed dwelling, is seen as complementing the host dwelling rather than being discordant to it. The two-storey element sits above the middle ridge, but does exceed the height of the pitch on the host dwelling. There is a resultant homogeneity 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 the hallway extension that is subservient to the host dwelling. 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.

### **Character and amenity**

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 residential development facing the local road network that is principally set back from High Street. As noted above the design is considered to meet the policy requirements, and allowing for the existing residential nature of the area, it clearly accords with the character of the area. As such 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 within and outside their

properties. The proposed extension's principal fenestration is to the rear and incorporates the Juliet balcony, however this aspect of the development overlooks open countryside and is not considered to affect residential amenity.

### **Volume of the proposed extension**

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.

Whilst the proposal exceeds the nominal threshold figure of 20% by 13%, it is therefore considered, by virtue of the scheme's scale, location and mass, that it does not harm the character of the area and thereby complies with the provisions of the local plan, core strategy, NPPF and PPG.

### **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: CRB1, CRB2, CRB3, and CRB4.

Reason

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

3.

Before the development commences details of the proposed facing materials shall be submitted to and approved in writing by the local planning authority.

Reason

To comply with policies DS1 of the North Lincolnshire Local Plan, CS5 of the North Lincolnshire Core Strategy and guidance set within the National Planning Policy Framework.

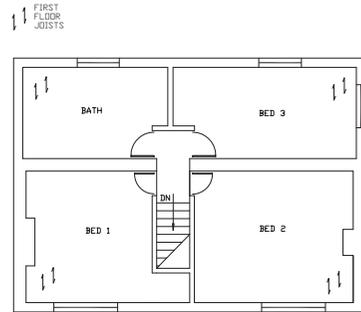
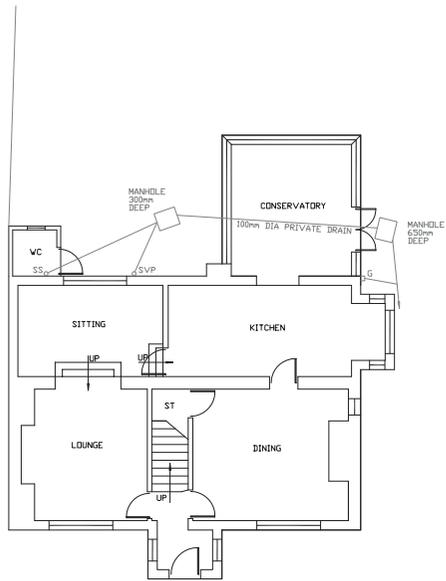
Informative

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.



# PA/2014/0271 Layout Plan - Not to scale

## Existing Plans



## Proposed Plans

