

APPLICATION NO	PA/2014/0107
APPLICANT	Mrs C Wyatt
DEVELOPMENT	Planning permission for extensions to front, side and rear of dwelling, and extension and conversion of garage to annexe
LOCATION	Hidcote, Green Lane, Westgate, Belton
PARISH	BELTON
WARD	Axholme Central
CASE OFFICER	Craig Fotheringham
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion (volume of proposed extension) Objection by Belton Parish Council

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

Belton Parish Council is opposed to this application as part of the extensions would be outside the building line at the front of the property. They also have serious concerns about whether the drainage system could cope with the proposed development.

PUBLICITY

Neighbouring properties have been notified and two responses have been received raising the following concerns:

- visual appearance, size and impact on privacy of the proposed conservatory to the front of the property
- extending the existing building line forward to an unacceptable extent
- visual impact of the front, side and garage/annexe extensions and the possible wind tunnel effect and loss of light on neighbouring properties
- possible abuse of the annexe.

ASSESSMENT

Hidcote is a detached property located off Green Lane, Belton and is located within the open countryside by virtue of it falling outside a village development limit as defined in the North Lincolnshire Local Plan. The local area is generally characterised by detached dwellings set in sizeable gardens. Green Lane is an unadopted highway of varying condition.

The original submission sought permission for a number of extensions to the main house, including a 22 square metre conservatory sited to the elevation fronting Green Lane, and to convert and extend the garage to form a dependant relatives' annexe. Following negotiations with the agent, amended plans have been submitted showing the removal of the conservatory.

The proposal as it currently stands seeks to extend the house to the rear, front and side elevations by:

- a full width lean-to style single-storey 3.3 metre deep rear extension;
- a full width lean-to style single-storey 2.3 metre deep front extension that includes a lobby; and
- a full depth side extension (maximum width of 4.75 metres) comprising a car port with living accommodation over forming two bedrooms. The side extension would extend to and be in line with the boundary with Millview to the north. There would be no first-floor windows to this elevation. In terms of roofline, the extension's ridge would be a continuation of the main house.

Materials for the house extensions are to match existing.

The proposal relates to extending the existing detached house by almost 65% in volume/floorspace. Prior to the amended plans being submitted, the proposal (including the conservatory) would have resulted in an overall increase in floor area of approximately 84% to the original dwelling house.

The submission also includes the conversion and extension of the existing double garage to create a dependant relatives' annexe of approximately 40 square metres internal floorspace. The garage is located to the rear of the existing house and abuts the northern boundary with the neighbouring property, Millview.

The existing flat-roofed garage is served by a double up-and-over door and has an integral side store room. Access is via Hidcote's existing driveway. It is proposed to convert the existing garage to living accommodation and extend it to the rear by 2.3 metres to form a porch and additional space, whilst retaining the existing side garage/store room and replacing the garage's current flat roof with a pitched one to a maximum height of 4.3 metres. Two gable ends would be formed with the new ridgeline running parallel with the main house. The existing roof to the garage/store would be retained whilst a shallow pitched roof would be created to the new porch. The visible elevation fronting Green Lane would comprise a single door, a side window and the existing wooden door to the garage/store. Bricks are to match existing with concrete interlocking tiles to match the main house.

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

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

Policy RD10 of the local plan in part considers the matter of extensions to dwellings in the open countryside and looks to control their mass. This control is expressed by setting a percentage volume of the proposed extension against the original dwelling (ie 20%). The policy also requires that the original form of the host dwelling should be the dominant feature and the extension should not adversely affect the appearance of the locality.

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 that sustainable development involves seeking positive improvements that include improving conditions in which people live. The framework critically comments that planning policies should not be prescriptive and such an approach can stifle development that accords with 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 location and context. In this light a proposal that would fail policy RD10's size requirements might still be appropriate under the NPPF's direction dependent on the impact of the proposal on the local character and residential amenities.

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 notes 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.

All three representations received comment on the detrimental visual impact of the proposed conservatory on adjoining dwellings and the street scene in general. The owner/occupier of Folly House was particularly concerned about the potential overlooking of the conservatory to their property. With the submission of the amended plans that deleted the conservatory, such concerns have now been allayed.

It is considered that the proposed front and rear extensions, although modest in size, would not be visually dominant and are in keeping with the style and mass of the original house.

The main consideration, however, is whether the two- storey side extension would result in a building that would be overbearing, with potential detrimental impact on the residential amenities of Millview, the neighbouring property to the north. Millview is a detached house with a blank south elevation facing Hidcote with its footprint approximately in line with neighbouring properties. The proposed side extension would extend the property up to the boundary with Millview. Given the orientation of the two houses and the facing blank elevations it is deemed that, although the side extension would result in an element of overshadowing, it would not have an unduly detrimental impact on the neighbouring property.

The parish council has expressed concerns about the potential impact of the proposed development on the local drainage system. It is not clear whether they are referring to foul water, surface water drainage or both. No further comments have been submitted regarding drainage issues. It is considered that even though the proposed development would have an impact on existing drainage systems, the new drainage requirements of the annexe and an enlarged house would not be significant.

With regard to the dependant relatives' annexe, the alterations and extension to the existing double garage are relatively modest and are in keeping with the suburban character of Green Lane. Concerns have been expressed about the need for the annexe and whether its use would be potentially abused. Through correspondence with the applicant it has been stated that the annexe is for her elderly parents who currently live at Hidcote, whilst the enlarged house is for her family and children. This has to be taken at face value and is sufficient evidence to justify the principle behind the annexe's need. The applicant is agreeable to a condition being attached that would restrict the use of the annexe for dependant relatives only.

Having regard to the above, it is therefore considered that the proposed dependent relatives' annexe and the scale and mass of the proposed house extensions accord with the aims and objectives of the development plan and the National Planning Policy Framework.

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: W/02/03/5813/A (REV. A March 2014 - Proposed Conservatory Removed).

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.

4.

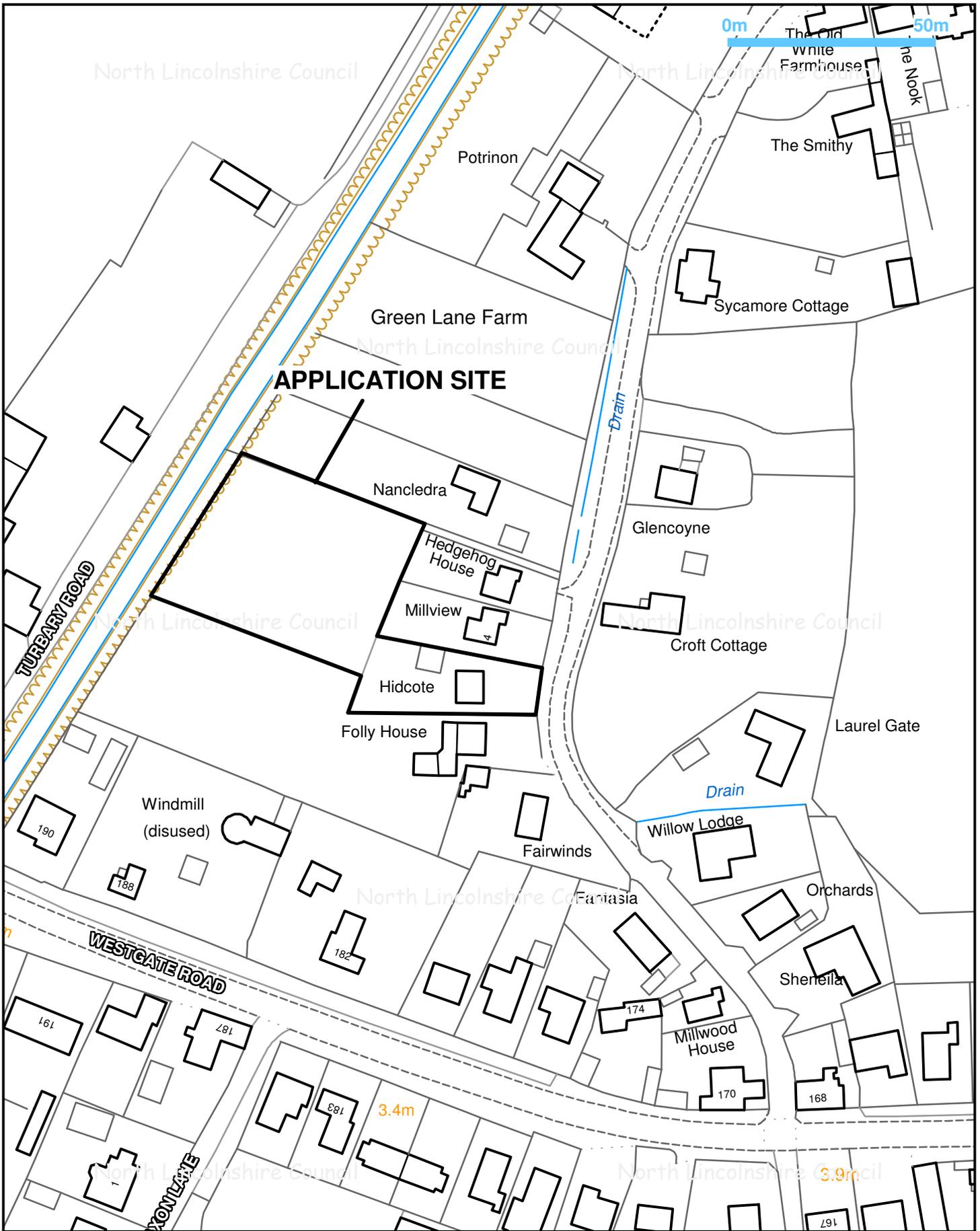
The annexe shall be used solely as dependent relative accommodation ancillary to the dwelling known as Hidcote and shall at no time be sold or let as a separate dwelling.

Reason

To ensure that a separate unit of residential accommodation is not formed in a location where a detached speculative residential dwelling would be contrary to current local plan and Local Development Framework policy.

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/2014/0107		Scale: 1:1250	
Drawn by: Sue Barden	Date: 18/03/2014		

	<p>© Crown copyright and database rights 2014 Ordnance Survey 0100023560</p>	 <p>NORTH LINCOLNSHIRE COUNCIL www.northlincs.gov.uk</p>	<p>Director of Places Peter Williams BSc,DMS,CEng,MEI,MCMI,AMIMechE</p>
---	--	--	---