

APPLICATION NO PA/2014/0229

APPLICANT Mr & Mrs G Walker

DEVELOPMENT Planning permission to erect a single-storey extension to the front of property

LOCATION 9 Hillsmere Grove, Winterton

PARISH WINTERTON

WARD Burton Stather and Winterton

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE The applicants are related to the Assistant Director of Planning and Regeneration

POLICIES

National Planning Policy Framework: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

SPG1 (Design Guidance for House Extensions)

CONSULTATIONS

Highways: No objection.

TOWN COUNCIL

No response received.

PUBLICITY

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

ASSESSMENT

The application site is a two-storey detached dwelling located within the development boundary of Winterton. The surrounding area is predominantly residential in nature and the site is surrounded by residential properties on all sides. The site is not located within a conservation area, nor is the dwelling listed. The dwelling, like neighbouring properties on Hillsmere Grove, was built with an attached garage on the side; a flat-roofed, first-floor extension has been erected over this garage at some point in the past. The dwelling has

also been extended with a small, lean-to style porch extension in the centre of the front elevation. This application seeks planning permission to erect a new single-storey lean-to style extension on the front of the dwelling which will replace the existing porch extension and also extend to the front of the existing garage.

The main issues in the determination of this planning application are whether the proposed extension will have a detrimental impact on the amenity of neighbouring properties and whether it will be harmful to the character or appearance of the area.

As stated above, the proposed extension will replace the existing front porch extension and is of a similar design. The extension will have a similar sloping roof, will be the same height as the existing extension and will protrude the same depth from the front elevation of the dwelling. The extension will, however, be made wider to encompass the front of the attached garage, which sits to the south of the existing porch extension. This increase in width will allow for the garage space to be brought forwards and for the creation of a downstairs lavatory to the rear of the garage, within the dwelling. The proposed extension will be constructed of materials to match the existing dwelling and all brickwork features on the main house will be replicated on the extension. Therefore the proposed development has been sympathetically designed to match the existing property and will not be harmful to the character or appearance of the area.

Dwellings along the eastern side of Hillsmere Grove stand at a slight angle to the road and are also slightly staggered. This means that the adjacent property to the north is set further back from the road than the applicant property and the adjacent property to the south stands further forwards. Due to this arrangement the neighbouring property to the south has a ground floor window in its north-facing side elevation which looks onto the frontage of 9 Hillsmere Grove and is in line with the proposed extension. The agent has applied the 30 degree test set out in Supplementary Planning Guidance 1 (SPG1) to demonstrate that the proposed extension, due to its single-storey nature, will not result in unacceptable loss of light to this window. Furthermore, it should be noted that the window in question is a secondary, north-facing lounge window and the primary sources of light into this room are the large windows in the front and rear elevations of the property. There are no windows proposed in the side elevation of the extension and as such the neighbour's privacy is not affected. Neighbouring properties to the north and west are unaffected by the extension. Therefore the proposed extension will not have a detrimental impact on the amenity of the neighbouring properties.

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.

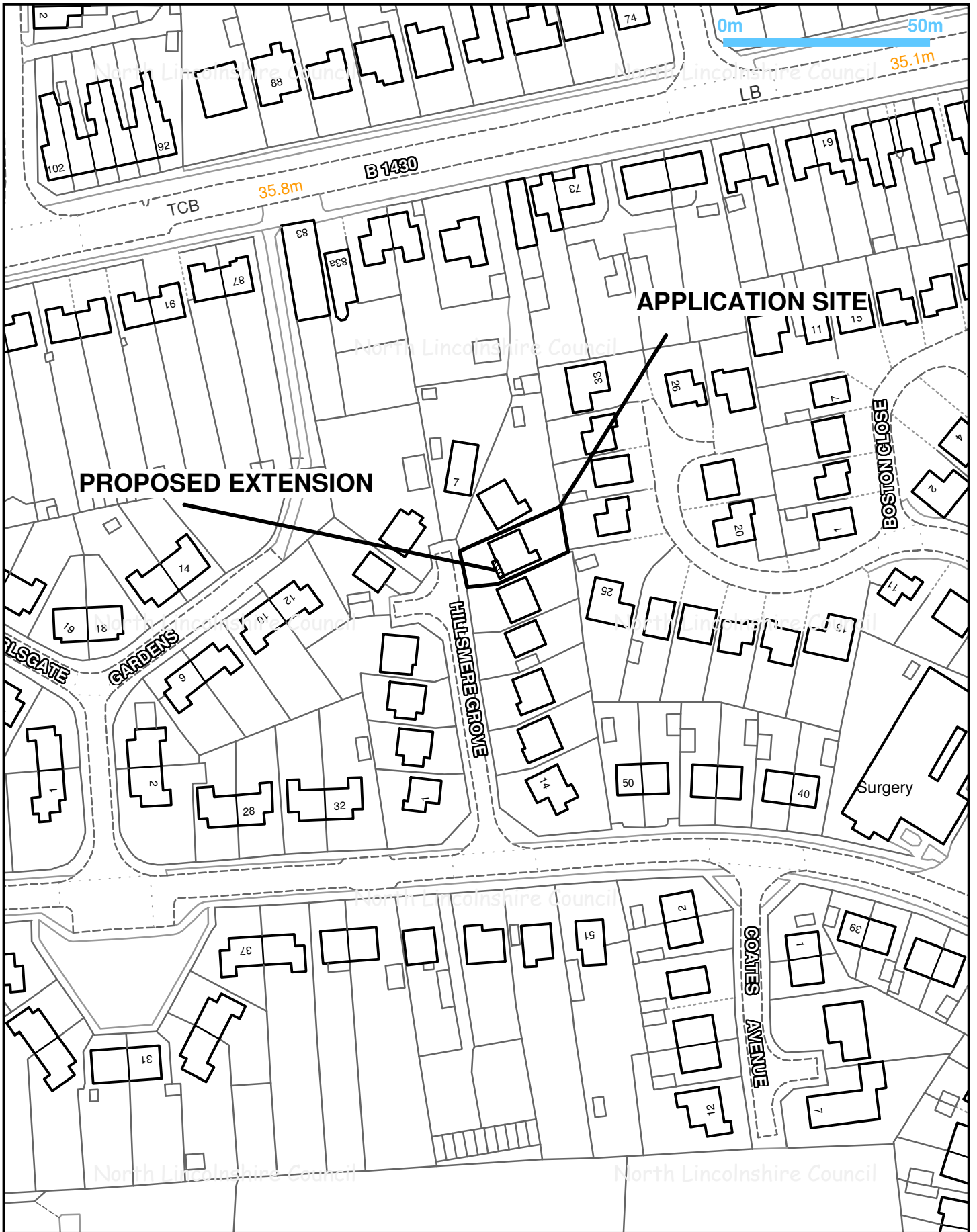
2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 032014-01.

Reason

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

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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