

APPLICATION NO	PA/2008/1472
APPLICANT	Mrs Bloomfield
DEVELOPMENT	Planning permission to erect single-storey extensions to front and rear, raise the roof height and install dormer windows to front and rear
LOCATION	28 Commonsides, Westwoodside
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Westwoodside is identified as a minimum growth settlement by policy ST2 and the site is located within the development boundary for the settlement (policy ST3). Policy DS5 (and SPG 1) (Residential Extensions) applies and requires proposals to be sympathetic in design, scale and materials to the existing dwelling and its neighbours and to have no adverse impact upon adjacent dwellings by way of loss of sunlight or daylight, overshadowing, overbearing impact or loss of privacy. Policy DS1 (General Requirements) also applies.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	Support the proposal as there are already houses nearby.
PUBLICITY	<p>Neighbouring properties were notified and letters of objection received from two neighbours. Amended plans were then submitted and further objection letters received from the same objectors. The following material issues have been raised in relation to the amended plans:</p> <ul style="list-style-type: none"> • The existing bungalow fronts onto The Birches, which consists predominantly of single-storey bungalows. Raising the roof height would therefore set a precedent for similar applications.

- loss of light/aspect
- over-development of the site
- overbearing impact

ASSESSMENT

The application property comprises a single-storey detached bungalow on a corner plot between Commonsides and The Birches, with the front of the property facing onto the Birches. There is a conservatory to the south-western side elevation and an attached garage to the north-eastern side elevation. There are a mix of bungalows and houses in the vicinity.

Planning permission is being sought to raise the roof height of the bungalow by approx. 2.5 metres to facilitate first floor accommodation. Two dormer windows and two rooflights are proposed to the front elevation and one dormer window (serving a bathroom) and three rooflights are proposed to the rear elevation. Single-storey extensions are proposed to the front and rear elevations.

The main issues in the determination of this application are whether the proposal would have any adverse impact on the living conditions of neighbouring properties or on the character of the area.

The objector has claimed loss of light. It is considered that due to the layouts of the plots and the height increase of only 2.5 metres, any loss of light would be minimal and only to the garden area of the neighbouring properties.

In terms of overshadowing, overbearing nature and loss of amenity, this would be minimal and would only affect a small section of the garden of the neighbouring properties.

Amended plans were received omitting two dormer windows to the rear elevation in order to prevent overlooking. These dormers were replaced with high level rooflights. A single dormer remains in the rear elevation to serve a bathroom and will therefore be obscure glazed.

With regard to precedent, each case is judged on its own merits and due to the mix of house types in the area it is not considered that allowing this application would set a precedent for further applications of this nature.

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 shall be carried out in accordance with the amended details received by the local planning authority on 17 November 2008.

Reason

To define the terms of the permission and to reduce the impact of the development on the living conditions of the adjoining dwelling(s) in accordance with policy DS5 of the North Lincolnshire Local Plan.

3.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order re-enacting that order with or without modification), no new window openings shall be created in any first floor wall/roof plane of the dwelling other than those shown on the submitted plan.

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.

4.

Before the extension is first occupied the bathroom window in its north-west roof plane shall be obscure glazed and shall be retained in that condition thereafter.

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.



Drawing Title: 2008/1472

OS Grid Ref: SK74959976

Drawn by: KC

Scale: 1:1250

Date: 15/12/2008



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 100013349 2008

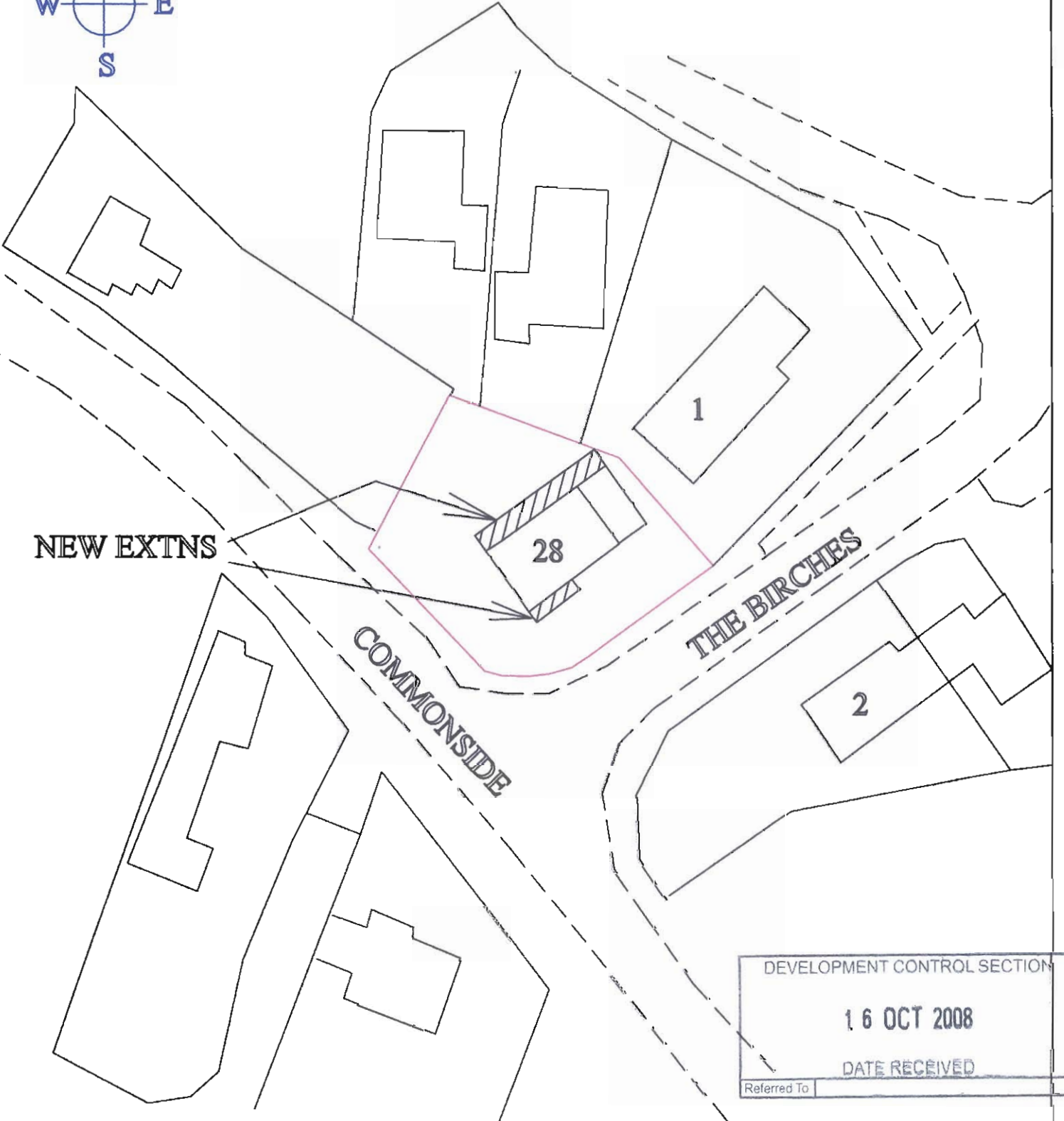


Highways and Planning Service

Service Director,
G Popple

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.

BLOCK PLAN SCALE 1:500



DEVELOPMENT CONTROL SECTION	
16 OCT 2008	
DATE RECEIVED	
Referred To	