

APPLICATION NO	PA/2008/1687
APPLICANT	Ms K Lewis
DEVELOPMENT	Planning permission to erect a two-storey side extension
LOCATION	Oak House, Main Street, Whitton
PARISH	WHITTON
WARD	Burton Stather and Winterton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Whitton Parish Meeting Third party request to address the committee
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply. North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal: <ul style="list-style-type: none"> (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area; (ii) the design and layout should respect and, where possible, retain or enhance the existing landform; (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing; (iv) amenity open space should be retained where possible; (v) no pollution of water, air or land should result. Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The

proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

CONSULTATIONS

Highways: No objections.

PARISH MEETING

Object to the proposal on the grounds that the extension will overshadow the neighbouring bungalow.

PUBLICITY

Neighbouring properties have been notified and one letter of objection has been received objecting on the grounds that the proposed extension would be too large and dominate/overshadow their property.

ASSESSMENT

Planning permission is being sought for a two-storey extension to the property known as Oak House, Whitton. The proposal involves the creation of a second-storey on top of the existing single-storey garage. The second storey will accommodate a study and games room with an en suite, there will also be a balcony to the front of the property.

The main issue to consider when determining this application is whether or not the proposed extension will have a detrimental effect on the neighbouring property.

In terms of the proposal's impact on the neighbouring property, there is no conflict with both the 30 and 45 degree tests applied as part of SPG1 and whilst there may be a difference of 1.5 metres between the ridge heights of the two dwellings, this is not considered to be overbearing. Therefore it is considered that a refusal on the grounds that the proposal would have a detrimental effect on the neighbouring property cannot be substantiated.

In terms of the proposal's impact on the street scene, it is considered that the dwelling as it is now provides an interesting focal point to Main Street, as it is the only dwelling on Main Street which is of relatively modern construction and design. It is considered that the extension will further enhance the character of Main Street by virtue of its design.

Therefore, in conclusion, it is considered that the proposed extension will have no detrimental effect on the neighbouring property and will in effect improve the setting of Oak House and Main Street. Therefore the proposal is recommended for approval in accordance with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

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

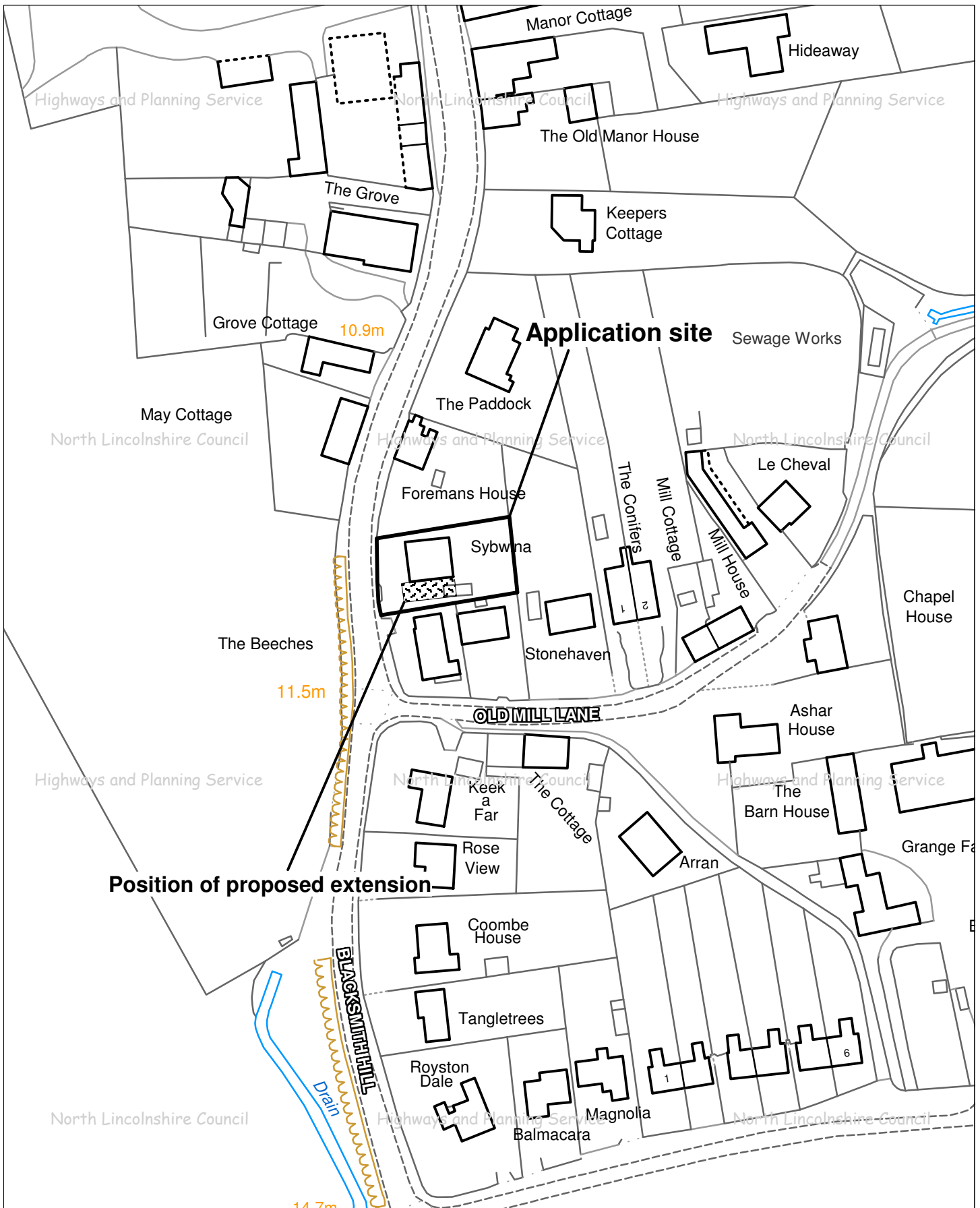
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

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.



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