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| <b>APPLICATION NO</b>                     | <b>PA/2008/1688</b>  |
| <b>APPLICANT</b>                          | Mr A Kitson  |
| <b>DEVELOPMENT</b>                        | Planning permission to erect a two-storey rear extension and a single-storey rear link extension   |
| <b>LOCATION</b>                           | 1 Mulberry Drive, Crowle   |
| <b>PARISH</b>                             | <b>CROWLE</b>  |
| <b>WARD</b>                               | Axholme North  |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>  |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Objection by Crowle Town Council   |
| <b>POLICIES</b>                           | <p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS5 (Residential Extensions) states that residential extensions will be allowed providing that the proposal does not unreasonably reduce sunlight/daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.</p> <p>SPG1 sets out the detailed criteria for assessing matters such as loss of daylight/sunlight and privacy. The proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.</p> <p>Policy DS1 (General Requirements) also applies as quality of design, amenity value and environmental quality of the area are key considerations.</p> |
| <b>CONSULTATIONS</b>                      | <b>Highways:</b> No objections or comments.  |
| <b>TOWN COUNCIL</b>                       | Object on the grounds that the proposed development is not in keeping with the surrounding area.   |
| <b>PUBLICITY</b>                          | Neighbouring properties have been notified. No letters of comment or objection have been received.   |
| <b>ASSESSMENT</b>                         | This application seeks planning permission for a two-storey extension to the rear of 1 Mulberry Drive, Crowle. The application site is a single-storey, detached property located on a residential street in Crowle. Neighbouring  |

properties are a mix of older single-storey and newer two-storey detached properties. The neighbours to the north-east of the applicant property are single-storey whereas the neighbouring properties to the south-west are two-storey properties.

**The main issue in determining this application is whether or not the erection of a two-storey extension at 1 Mulberry Drive will be out of keeping with and have an adverse impact on the character of the area.**

Mulberry Drive is a mix of single and two-storey detached properties with the newer properties on the road being the two-storey properties. The applicant property is directly adjacent to a group of two-storey properties. It is therefore considered that, due to the proliferation of two-storey dwellings in the vicinity of the applicant property, the introduction of a two-storey element would not be out of keeping with the area. A condition has been recommended to ensure that the materials on the proposed extension are in keeping with those used on the existing property and the immediate area.

The extension has been well designed and attempts to minimise its impact on the street scene by keeping the two-storey element to the rear of the dwelling and hipping the roof that faces the street. The contemporary design of the extension is in contrast to the existing dwelling on the site and the neighbouring properties to the north-east, however it is considered that this contemporary design has a positive impact on the visual amenity of the property and its immediate surroundings.

The proposed extension has only rooflights in its side extensions. This, coupled with the fact that the first floor bedroom is set back within the extension, means that the new bedroom at first floor only overlooks the applicant's garden and will not reduce the privacy of neighbouring dwellings. The size of the applicant's garden and distance to neighbouring properties means that there will be no issue with loss of light to neighbouring properties. Therefore the proposed extension will not have a detrimental impact on the amenities of neighbouring dwellings.

**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

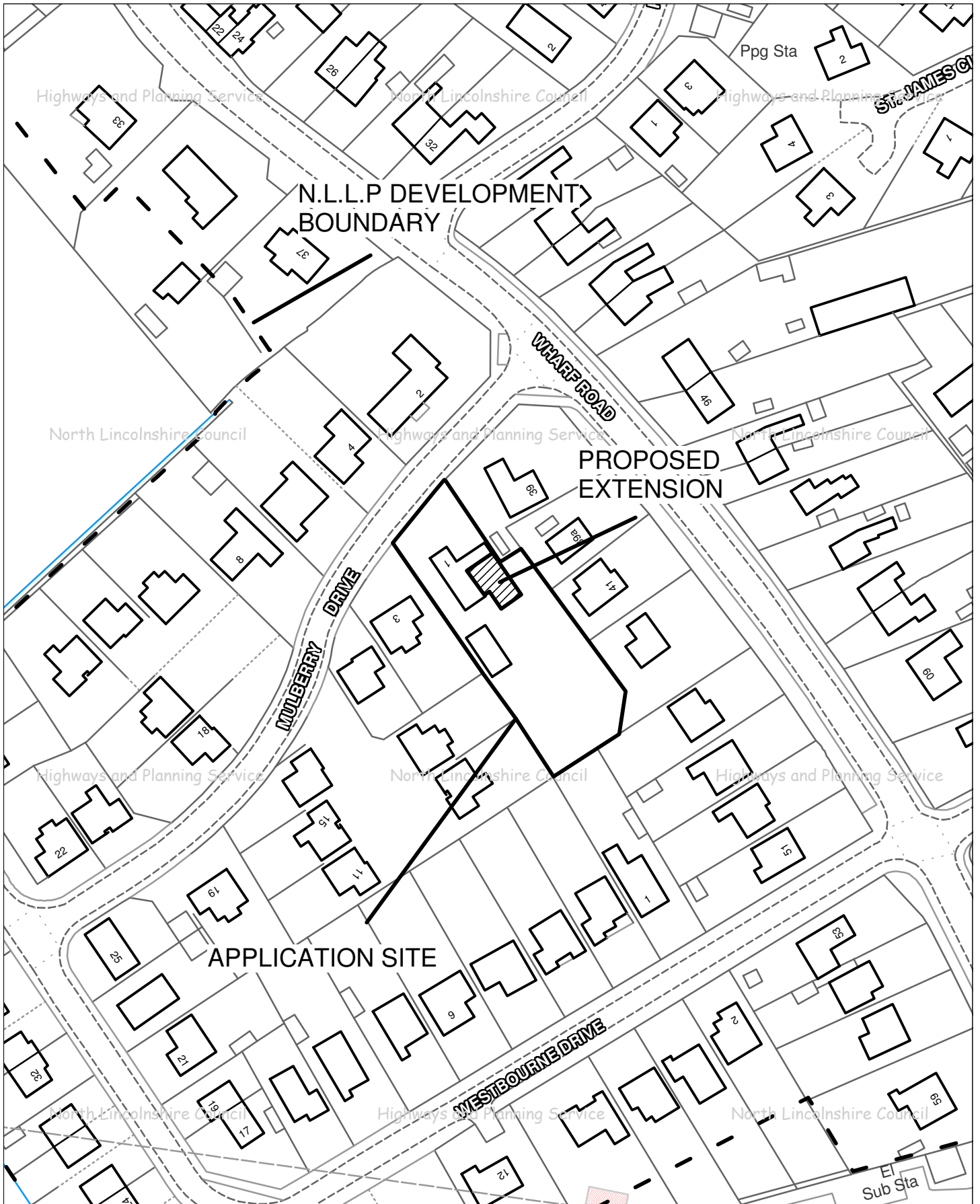
To comply with section 91 of the Town and Country Planning Act 1990.

2.

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.



Drawing Title: 2008/1688

OS Grid Ref: SE77561227

Drawn by: AL

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



**Highways and Planning Service**

Service Director,  
G Popple