

APPLICATION NO PA/2012/0031

APPLICANT Mr Bennett

DEVELOPMENT Planning permission to erect a two-storey extension to the side, conservatory to the rear, erect a detached store room and garden fence to boundaries 1.8m high to the rear and 1.2m to the front of the house (resubmission of PA/2011/1429)

LOCATION Holly Villas, Station Road, Graizelound, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Mark Simmonds

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside, restricts development in the open countryside.

Policy DS5 (Residential Extensions) will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, an overbearing impact 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.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside).

(SPG1) (Design Guidelines for Home Extensions) sets out the detailed criteria for assessing household applications.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside.

CONSULTATIONS

Highways: Advise a condition (2).

PARISH COUNCIL

'The Parish Council object to this application. It is an over-development of the site, the proposed perimeter 6ft fence surrounding the property will be an eyesore in open countryside, the proximity of the property to the A161 with regard to parking and the turning circle within the property for vehicles are all concerns for the Parish Council.'

PUBLICITY

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

ASSESSMENT

The application site is a residential property on the A161 at Graizelound. The application seeks permission for single- and two-storey extensions, a detached garage and fencing to the boundary.

The main issue in the determination of this application is whether the proposed development would lead to an unacceptable loss of residential amenity to neighbouring properties, whether the parking and turning provision is adequate and whether the latest proposals represent over-development of the site.

The site is a terraced two-storey house on the southern end of a block of four properties. The proposals include a two-storey extension on the southern elevation, at the opposite end to any neighbours, and no loss of privacy or overlooking would occur. The proposals also include a large conservatory at the rear. The conservatory would not have an adverse impact upon any neighbours.

With regard to issues relating to parking and the proximity of the A161, Highways raise no objection and the proposals are acceptable.

The proposed development will have no unacceptable impact on the street scene and will not have an adverse effect on the character or appearance of the area.

There is no reason to withhold planning permission and the objection by the parish council is unfounded.

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: PA/2012/0031/1, PA/2012/0031/2, PA/2012/0031/3 and PA/2012/0031/4.

Reason

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

3.

Adequate vehicle access, parking and turning facilities serving the existing dwelling shall be retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

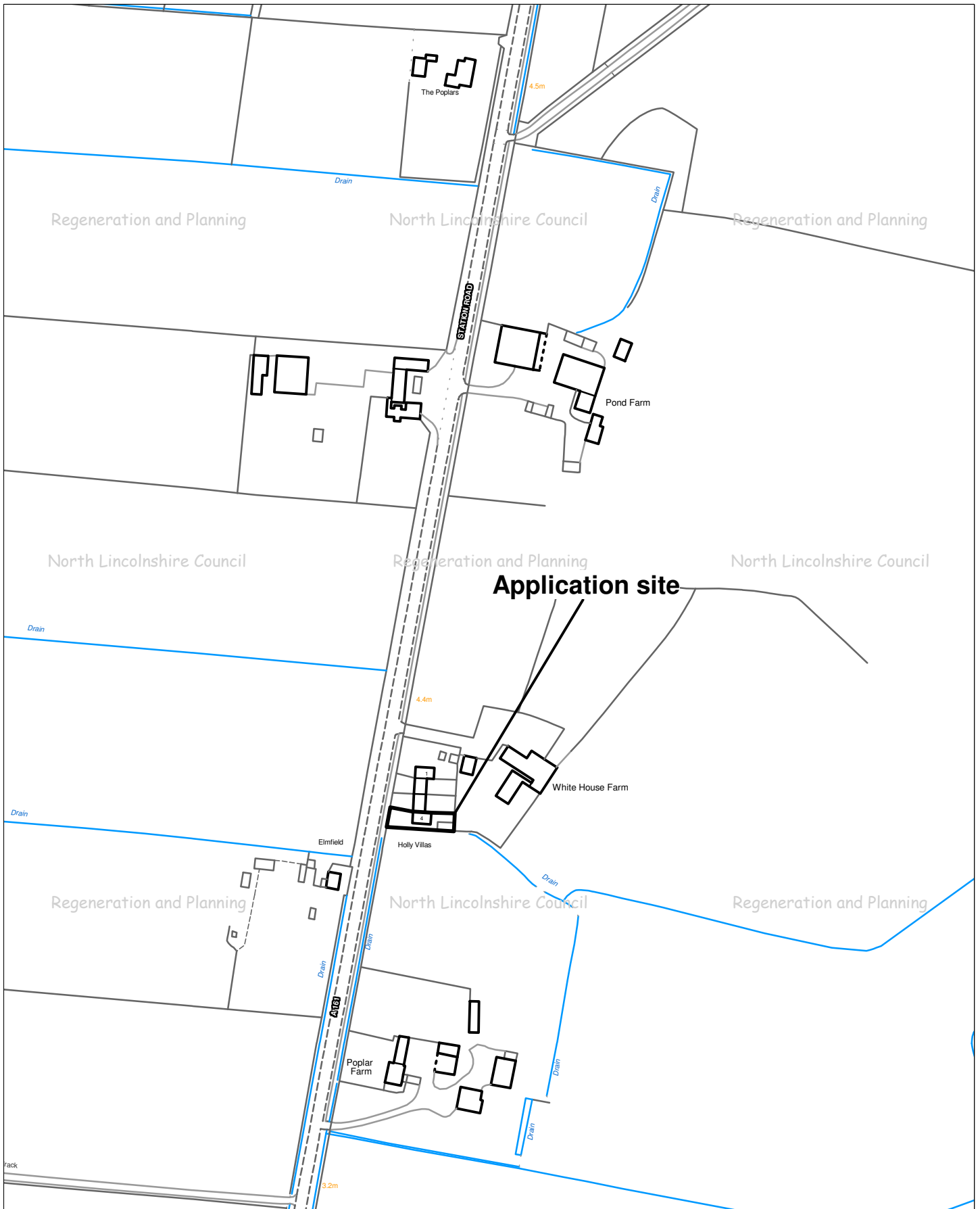
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area and would be acceptable in all other planning considerations.

North Lincolnshire Local Plan: DS1, RD2, DS5, SPG1, RD10

North Lincolnshire Core Strategy: CS3, CS5



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

Head,

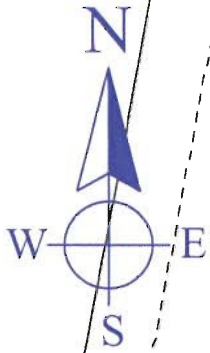
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BLOCK PLAN

SCALE 1:500

4.4m



DEVELOPMENT CONTROL SECTION	
10 JAN 2012	
DATE RECEIVED	
Referred To	

1.2M HIGH PANEL FENCE TO
FRONT GARDEN BOUNDARIES

Holly Villas

DEMOLISH EXISTING
GARAGE HERE

1.8M HIGH PANEL FENCE TO
BACK GARDEN BOUNDARIES

Drain

