

APPLICATION NO PA/2014/0701

APPLICANT Mr & Mrs Leetham

DEVELOPMENT Planning permission to carry out alterations and extensions

LOCATION Orchard House, Neatgangs Lane, Goxhill

PARISH **GOXHILL**

WARD Ferry

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

National Planning Policy Framework: Paragraphs 11, 17, 55 and 56 are relevant to this proposal.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) supports development for the replacement, alteration or extension of an existing dwelling in the open countryside provided that the proposal accords with other policies in the local plan.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) supports applications for such development provided that the volume of the proposed extension does not exceed that of the original dwelling by 20% exclusive of the normal permitted development rights, the original dwelling remains the dominant feature and there is no adverse impact on the character of the area or the amenities of neighbouring properties.

Policy DS1 (General Requirements) expects a high quality of design in all development.

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality design in North Lincolnshire).

CONSULTATIONS

Highways: No objections and no conditions required.

PARISH COUNCIL

No response.

PUBLICITY

Letters sent to neighbouring properties. One letter of support has been received commenting that the alterations and extensions will be an improvement and only serve to enhance the property.

ASSESSMENT

Planning permission is sought to alter and extend an existing cottage in the open countryside. The proposal includes extensions to the original dwelling, raising the height of the main dwelling roof and demolishing and rebuilding a range of outbuildings and building new living accommodation on their footprint. In terms of the scale of the extensions, the approximate cubic size of the original dwelling is 406 cubic metres. The extended dwelling, with raised roof height is approximately 640 cubic metres. This is exclusive of the newly rebuilt living accommodation to the rear. The proposal is therefore greater than 20% of the volume of the original dwelling, which would be approximately 490 cubic metres. The existing outbuildings to the rear are not linked to the main house, and are not considered to be part of the residential use of the property, and are therefore not included in these calculations.

The main issues in the determination of this application are whether the scale and design of the extensions are in keeping with the character of the open countryside and whether there is an impact on the amenities of neighbouring properties.

The application site is outside the confines of the settlement boundary for Goxhill and is therefore considered to be in the open countryside in accordance with the North Lincolnshire Local Plan. Applications for extensions to dwellings in the open countryside need to be assessed carefully to ensure that there is no adverse impact on the character and appearance of the open countryside or the amenities of any neighbouring properties. In this particular case, the alterations and extensions to the original dwelling are considered to be appropriate in terms of their scale and design. The main dwelling is to the front of the site, and the alterations include raising the height of the roof from approximately 6 metres in height to 10 metres. Although this is a significant increase, and will be noticeable in the street scene, it is not considered that this will have an adverse impact on the character of the area. The majority of the rebuilding work will take place to the rear of the site, and will be partly screened by the existing dwelling. The overall impact is therefore considered not to harm the appearance of the open countryside.

There are neighbouring properties adjacent to the site, but they are far enough away not to be affected by loss of light due to overshadowing, or overlooking. One neighbour has submitted a letter fully supporting the proposal. No other comments have been received and the parish council has not responded. The application is considered to comply with policies in the North Lincolnshire Local Plan and Core Strategy and is recommended for approval.

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: 1458/001, 1458/002, 1458/100, 1458/101, 1458/102, 1458/103, 1045-109_2D (A1-2), 1045-109_E(A) and 1045-109_FP(A1).

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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North Lincolnshire Council

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APPLICATION SITE

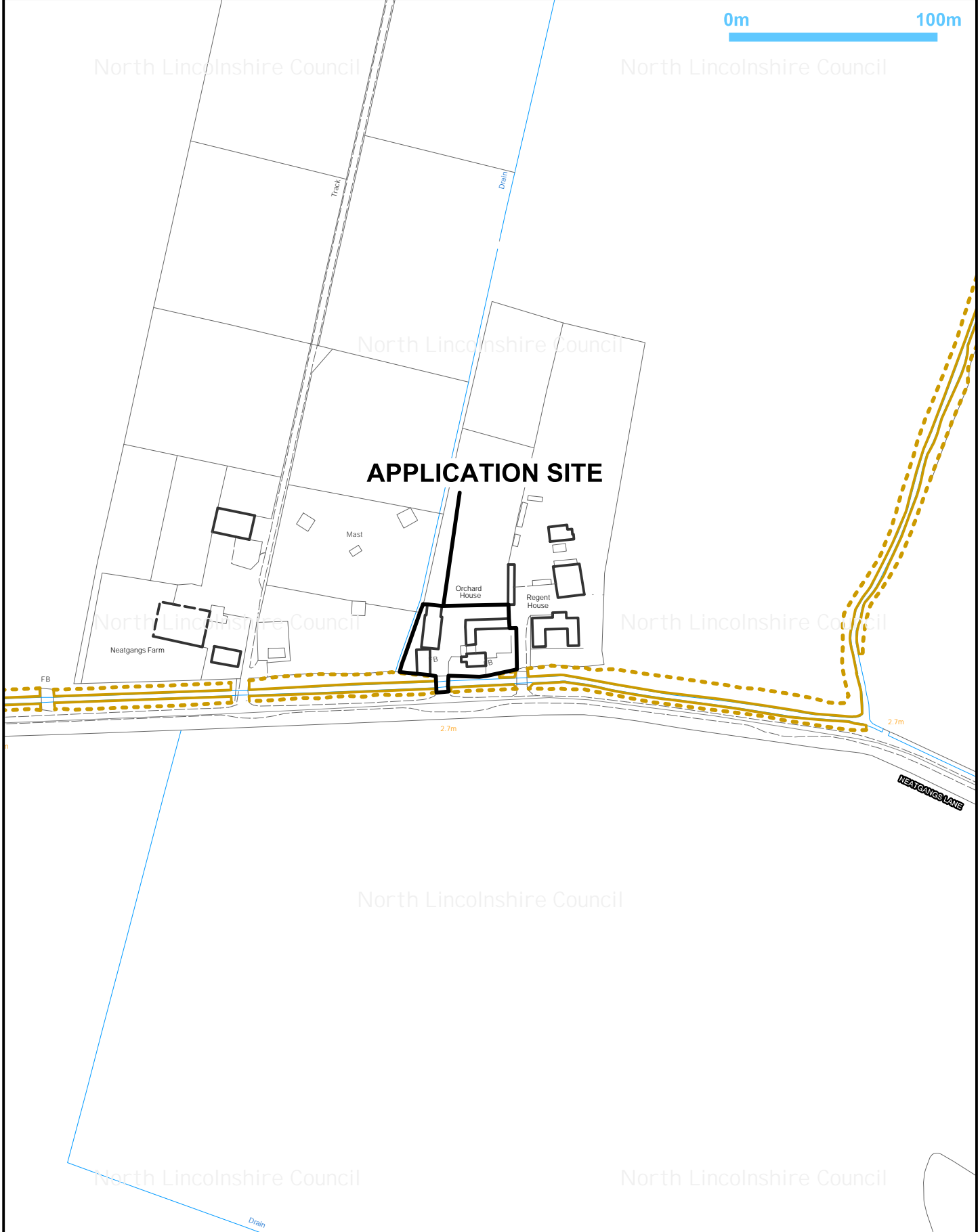
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Title: PA/2014/0701

Drawn by: Sue Barden

Date: 01/10/2014

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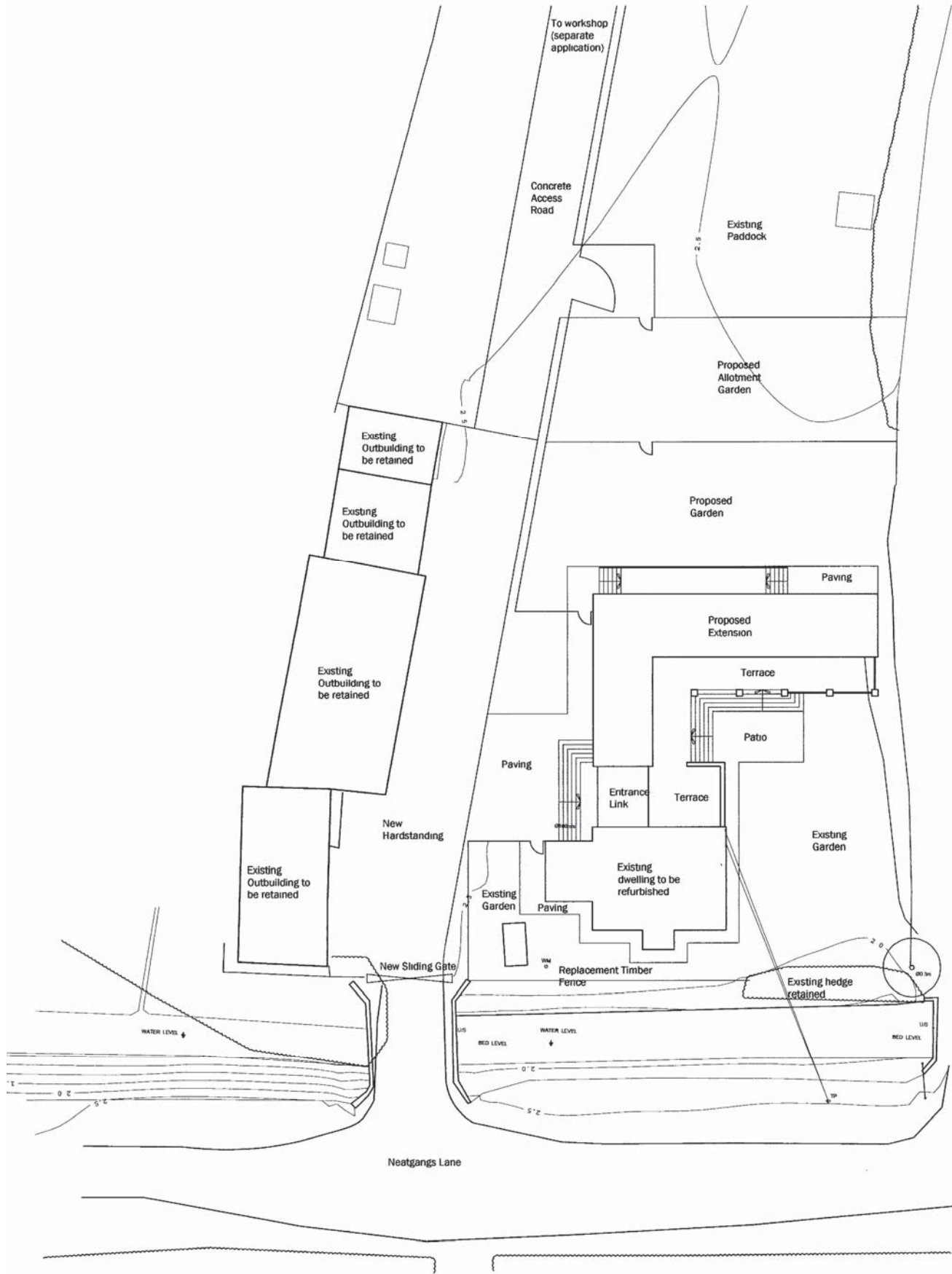


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Peter Williams
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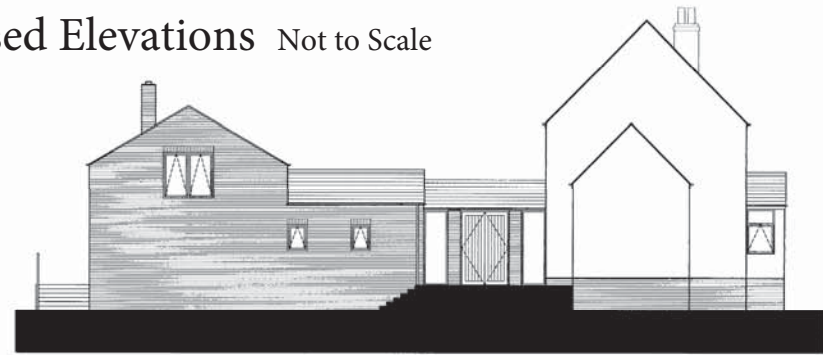
PA/2014/0701 Proposed Layout Not to Scale



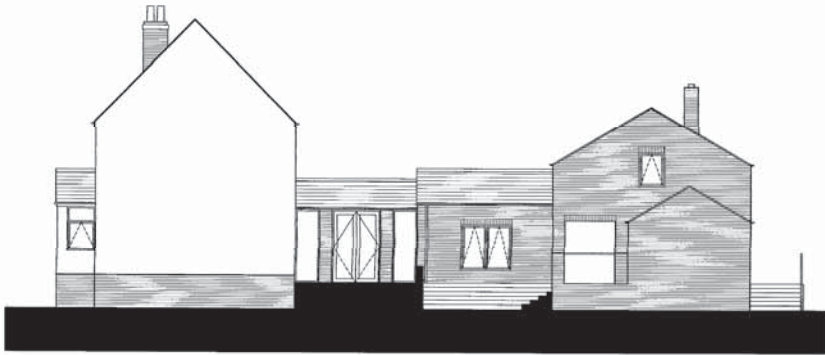
PA/2014/0701 Proposed Elevations Not to Scale



Proposed South Elevation (Facing Neatgangs Lane)



Proposed East Elevation (Facing Access Road)



Proposed West Elevation (Facing Regent Motocross)



Proposed South Elevation (Facing River Humber)



Proposed South Elevation (Internal facing Orchard House)



Proposed North Elevation (Internal facing new Wing)