

APPLICATION NO PA/2014/0816

APPLICANT Mr & Mrs A Parnham

DEVELOPMENT Planning permission for the erection of first floor extensions to either side of dwelling, together with new porch and additional dormer windows to front and rear roof slopes (including demolition of existing porch, car port and side lobby).

LOCATION Samantha, Main Street, Howsham, Cadney

PARISH CADNEY

WARD Ridge

CASE OFFICER Craig Fotheringham

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Officer discretion (volume of proposed extension)

POLICIES

National Planning Policy Framework: Achieving Sustainable Development; Core Planning Principles; Section 7 – Requiring good design.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out criteria against which all proposals will be considered and includes references to quality of design, amenity, conservation, resources and utilities in the development and use of land.

Policy DS5 (Residential Extensions) is permissive in nature providing the proposal does not adversely affect residential amenity and is sympathetic in terms of design, scale and use of materials.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) allows extensions in the open countryside subject to a volumetric level of 20% of the original dwelling and the original dwelling forming the dominant visual feature, and providing they do not affect the appearance of the locality or the amenity of local residents. The policy implicitly aims to preclude the extension of cottages to mansions in the open countryside.

SPG 1 (Design Guidance for House Extensions) sets out the broad design principles of extending dwellings and notes that one aim of the guidance is to ensure that new housing extensions respect the local character.

North Lincolnshire Core Strategy: Policy CS2 (Delivering More Sustainable Development) notes that design should be of a high standard.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires all new development to be appropriate to its context.

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

PARISH COUNCIL

No comments received.

PUBLICITY

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

ASSESSMENT

Samantha is a detached bungalow located off Main Street, Howsham, within the open countryside by virtue of it falling outside a village development limit as defined in the North Lincolnshire Local Plan. The local area is generally characterised by linear development along Main Street with a mix of semi-detached, terraced and detached dwellings set in sizeable gardens. To the north and south of Samantha are detached bungalows.

The Local Development Framework's Housing and Employment Land Allocations Development Plan Document (DPD) seeks to establish a development limit for Howsham but this will not be in force until the DPD is adopted during Spring 2015. Until this time development proposals for the village will still need to be considered as being located within the open countryside.

Samantha is a gable-ended dormer bungalow with a large flat-roofed extension to the southern side that extends 5.7 metres beyond the rear of the back of the original dwelling. To the northern side there is an attached entrance lobby and double car port. The front elevation has a semi-circular glazed entrance porch. Existing materials are a light-coloured facing brick, concrete interlocking tiles and white upvc windows/doors.

The proposal as it currently stands seeks to extend the bungalow to the rear, front and side elevations by:

- demolishing the car port/side lobby, front entrance porch and rear conservatory;
- raising the existing ridge height by 0.7 metres;
- a gabled-ended side extension to the north measuring 6.3 metres wide by 11.2 metres deep to the height of the new ridge;
- a gable-ended side extension to the south over the existing flat-roofed extensions to the height of the new ridge with a new garage at ground floor level. The proposed garage and utility room would be extended to the side by 1.1 metres. To the rear the existing single-storey flat-roofed extension would have a new gable-ended roof;
- a full width 2.5 metres deep rear extension with three sets of bi-folding doors at ground floor level. Within the new roof there are two rooflights and an additional dormer in addition to the existing two with gable-ended roofs to all three;

- to the front elevation a new gable-ended entrance porch measuring 3.7 metres wide and 2.1 metres deep would be formed. The new garage would also have a gable end. Within the new roof there are three rooflights and an additional dormer in addition to the existing two with gable-ended roofs to all three.

Materials for the house extensions are to match existing.

The proposal relates to extending the existing detached house by almost 123% in volume/floor space.

The main issues to be considered are whether the proposed house extensions would harm the host dwelling, the character of the area or the amenity of local residents.

Local plan policies DS1 and DS5 look for all development to be of an appropriate design quality, have regard to its context and not harm the amenity of neighbouring properties, whereas the SPG requires that extensions should be seen as a cohesive design rather than a mere afterthought. These policy goals and aspirations have been carried over within core strategy policies CS2 and CS5.

Policy RD10 of the local plan in part considers the matter of extensions to dwellings in the open countryside and looks to control their mass. This control is expressed by setting a percentage volume of the proposed extension against the original dwelling (ie 20%). The policy also requires that the original form of the host dwelling should be the dominant feature and the extension should not adversely affect the appearance of the locality.

The National Planning Policy Framework (NPPF) seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and that sustainable development involves seeking positive improvements that include improving conditions in which people live. The framework critically comments that planning policies should not be prescriptive and such an approach can stifle development that accords with good design, amenity and promoting sustainable development.

The above quoted policies of the local plan and core strategy have at their heart the need to promote development appropriate to its location and context. In this light a proposal that would fail policy RD10's size requirements might still be appropriate under the NPPF's direction dependent on the impact of the proposal on the local character and residential amenities.

With regard to the volume of the proposed extension, the key element is not the percentage level, but rather would the proposed development cause harm to the character of the area and in turn the presence of the existing dwelling. The National Planning Policy Framework notes that planning authorities should not look to adopt prescriptive planning policies which are viewed as frustrating design that can respond to its context that would otherwise conflict with a prescriptive policy.

No comments have been received about the potential scale of the proposed extensions.

Both gable ends to the proposed extended bungalow are blank above ground floor level and will therefore not result in any direct overlooking to the properties to the north and south. To the north there is a detached dormer bungalow (Calvi) with one upper side window which is partly screened by existing mature trees and shrubs and to the south the detached bungalow (Stoneleigh) has a blank elevation facing the application site.

It is considered that the proposed side, front and rear extensions, although significant in size, would not be visually dominant and are in keeping with the style and mass of the original house. It is also noted that a development limit is proposed for Howsham and once the Housing and Employment Land Allocations Development Plan Document is adopted in Spring 2015 the policy requirements of RD10 would no longer apply.

Having regard to the above, it is therefore considered that the scale and mass of the proposed house extensions accords with the aim and objectives of the development plan and the NPPF.

Overall it is considered that the proposal would not have a detrimental impact on the character and appearance of the area or an adverse impact on the residential amenities or users of nearby properties.

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.

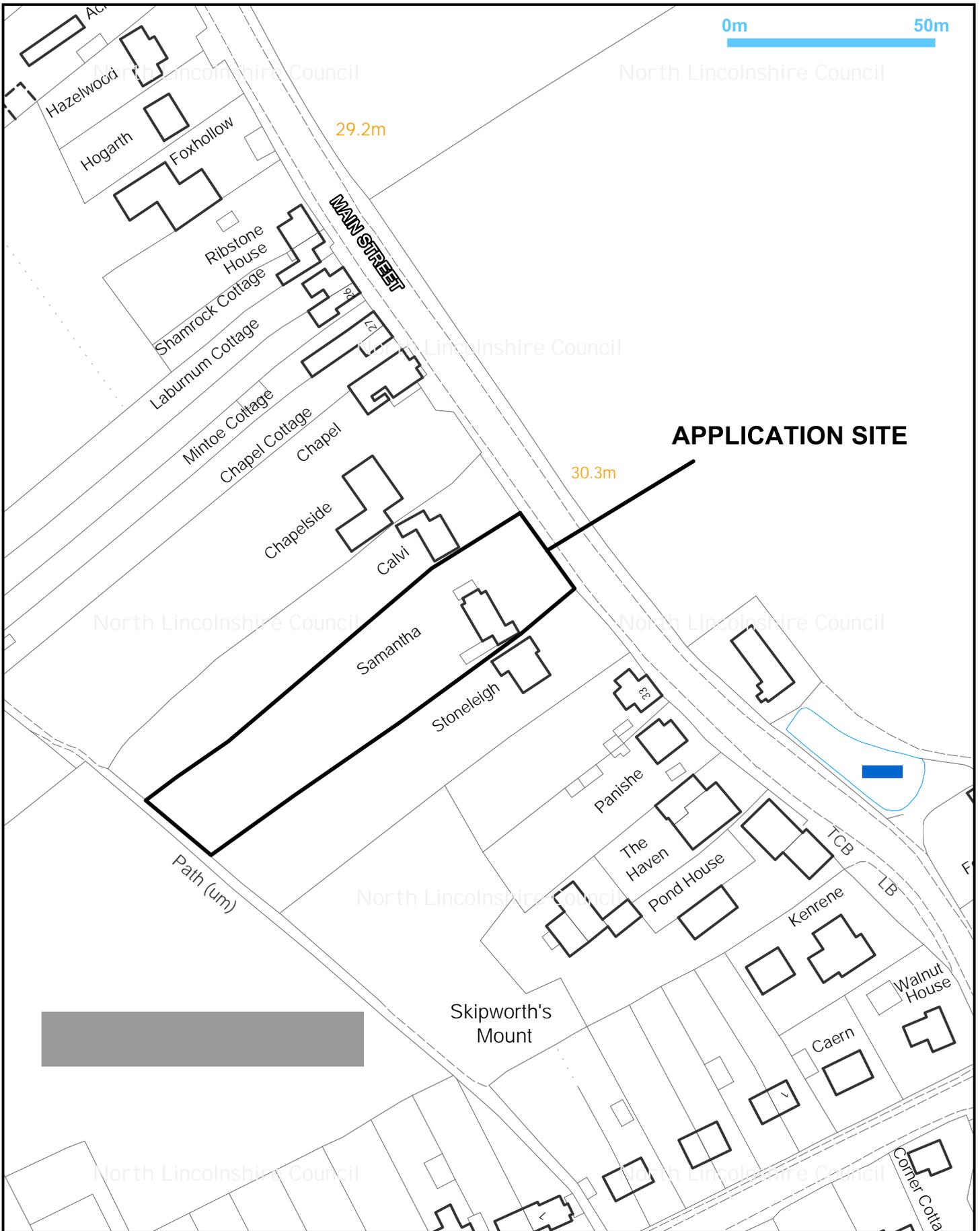
The development hereby permitted shall be carried out in accordance with the following approved plans: 106301, 106302, 106303, 106304 and 106305.

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.



0m 50m

APPLICATION SITE

29.2m

30.3m

MAIN STREET

Path (um)

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|----------------------|------------------|---------------|--|
| Title: PA/2014/0816 | | | |
| Drawn by: Sue Barden | Date: 01/10/2014 | Scale: 1:1250 | |

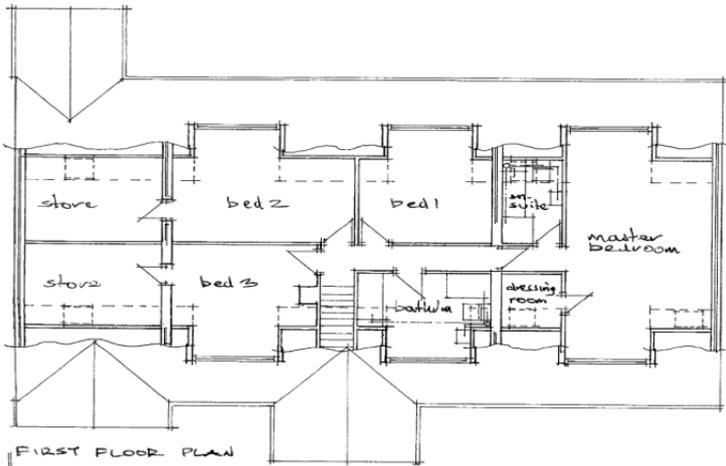


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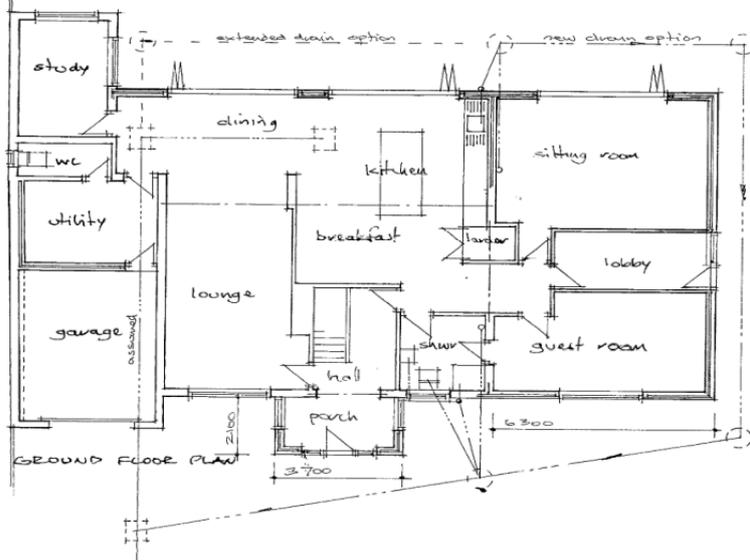


Director of Places
Peter Williams
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FIRST FLOOR PLAN



GROUND FLOOR PLAN



ELEVATION TO NE