

**APPLICATION NO** PA/2014/1256

**APPLICANT** Mr & Mrs B Mallinson

**DEVELOPMENT** Planning permission to erect a first-floor rear extension

**LOCATION** 30 Sowers Lane, Winterton

**PARISH** **WINTERTON**

**WARD** Burton Stather and Winterton

**CASE OFFICER** Dave Lofts

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Winterton Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 states that the Government attaches great importance to the design of the built environment.

**North Lincolnshire Local Plan:** Policy DS1 states that a high quality of design is expected in all developments. Policy DS5 aims to avoid the overbearing effects of development. SPG1 requires new housing extensions to respect the local character and the height and depth of an extension should not seriously reduce the amount of daylight/sunlight enjoyed by neighbouring properties.

**North Lincolnshire Core Strategy:** Policy CS5 requires new development in North Lincolnshire to be well designed and appropriate for its context.

## **CONSULTATIONS**

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

## **TOWN COUNCIL**

A neighbouring property will suffer a considerable loss of light, with little or no light during the winter months.

## **PUBLICITY**

Neighbouring properties have been notified. One neighbour has shown concern over the impact of the proposal on loss of daylight to side and front windows and overlooking of their property and rear patio.

## ASSESSMENT

30 Sowers Lane is an end terrace property that has been extended to the rear to add a single-storey pitched-roof extension and a small lean-to entrance porch. The main house is constructed in random stone and has attractive red brick detailing and bonding to its gable end.

The single-storey, pitched-roof addition and the small lean-to addition are both to be extended to create a two-storey, asymmetrically pitched-roofed and partly flat-roofed extension which will add two extra bedrooms over the existing kitchen and utility. The heightened extension will have the same 8.5 metre depth as the existing single-storey extension and an increased ridge height of 5.5 metres from 3.7 metres. The eaves height of the wall along the proposed southern elevation will increase from 2.2 metres to 4.5 metres, whilst the eaves height of the northern elevation will increase from 2.2 metres to 3.5 metres. Cedar shingles are to be fitted to the walls, with red pantiles and white uPVC windows to match the main house. The flat-roofed addition will be constructed of random stone to match the main house.

**The main considerations are the effect of the proposal on its neighbours with regard to daylight, sunlight and overlooking. The suitability of its external appearance and effect on the character of the area and the street scene will also be assessed.**

The design of the extension aims to minimise its impact on both neighbouring properties. The northern wall of the extension is lower than the southern wall in order to reduce the impact of enclosure for the northern neighbour, leading to an asymmetric roof pitch.

Rooflights to the northern elevation are to be obscure glazed, and there are no first-floor windows proposed along the southern elevation, which prevents overlooking into adjacent properties. There is a large garage to the rear of the proposed extension which will obscure views over the rear garden of the southern neighbour from the small first-floor window on the western elevation of the proposed extension. Therefore, overlooking will not be to an unduly detrimental level.

A 2.5 metre high line of trees runs partially along the site boundary with the southern neighbour. This will help to reduce the impact of the extension when viewed from the front and rear gardens of this neighbour. Windows facing the site along the southern neighbour's northern elevation serve a bedroom and bathroom. A ground-floor window to the northern neighbour's western/rear elevation allows light to its hall/staircase; there is also a small kitchen window facing the proposed extension. Although the proposal will introduce a taller structure fairly close to its neighbours, it is considered that the extension would not seriously reduce the amount of sunlight/daylight currently enjoyed by habitable rooms at either neighbouring property. Windows facing the site on the southern neighbouring property are north-facing and the proposed extension will therefore not reduce sunlight. Furthermore, these windows are only partially obscured by the proposed extension and views are still provided across the rear of the property on the site.

The introduction of natural cedar shingles to the extension's elevations will improve the external appearance of the existing cream/off-white painted single-storey extension and will complement the stone construction of the main house and of the flat-roofed extension. It will create an aesthetically-interesting external appearance whilst not causing detriment to the character of the area nor to the street scene.

## **Conclusion**

It is considered that the scale and massing of the proposal will not seriously reduce the amount of daylight/sunlight to habitable rooms that neighbouring properties currently enjoy. Similarly, the extension will not result in unduly detrimental overlooking issues for neighbours. The external appearance of the proposal will complement the main house and will be acceptable in this location.

## **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: BM/14/01, BM/14/02A, BM/14/05 and BM/14/06.

Reason

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

3.

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.

## **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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**Director of Places**  
**Peter Williams**  
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PA/2014/1256 Proposed rear extension Not to scale

