

APPLICATION NO PA/2014/1396

APPLICANT Mr G Roberts

DEVELOPMENT Planning permission to erect a single-storey rear extension

LOCATION 13 Newnham Crescent, Bottesford

PARISH **BOTTESFORD**

WARD Bottesford

CASE OFFICER Dave Lofts

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Bottesford Town Council

POLICIES

National Planning Policy Framework: Paragraph 56 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan: Policy DS1 states that a high standard of design is expected in all developments. SPG1 emphasises the importance of good design and aims to ensure that new housing extensions respect the local character. It also emphasises the importance of assessing the effect on neighbouring properties.

North Lincolnshire Core Strategy: Policy CS5 states that all new development should be well designed and appropriate for its context.

CONSULTATIONS

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

TOWN COUNCIL

Object due to over-development. The council also has great concerns that the extension will be built over drains to four properties and the application does not refer to this or details of the demolition of the garage.

PUBLICITY

Neighbouring properties have been notified. Two letters of objection have been received on the following grounds:

- The extension will impinge on the all-round view from a neighbour's small rear garden and the view from their rear bedroom window will be spoiled by a continuous roofline.
- The proposal would reduce the amount of light into the kitchen of 11 Newnham Crescent. It would be as high as the apex of the existing garage, approximately 4.5 metres closer to the neighbour's window, reducing the amount of sky that is visible and reducing the property's value.
- Concern is expressed about the drains leading from 11 Newnham Crescent as it appears from the plans that the new extension will be built over the top of these drains. If these drains block or collapse in the future that property and others are likely to become uninhabitable.
- The southern wall of the extension would be built over an existing inspection chamber serving four properties. Should the southern wall be moved to gain access into the chamber, rodding would still be restricted by this wall on one side and the fence on the other. Is it still Severn Trent policy that all properties sharing a common drain will be responsible for the maintenance of that drain? From the above-mentioned manhole it will converge into any proposed foundations of the southern wall, running for most of its length beneath the extension.
- This further extension does not fit in with the surrounding properties and does not sit right in such small rear gardens.
- If the application goes ahead neighbours will be subjected to months of building noise.

ASSESSMENT

This proposal seeks to add a small, asymmetrically-pitched roof single-storey extension to the rear and side of the semi-detached property. An existing pitched roof detached garage will be removed to accommodate the addition which will add a family room measuring approximately 4.8 metres by 5 metres.

The applicant has purchased land to the rear of their southern neighbour in order to extend their garden. This has led to an unusual 'dogleg'-shaped application site. The proposal seeks to remove the existing garage, add the new extension, and subsequently open up land to the rear of the neighbouring property which is currently 'landlocked' by the garage. Buff facing bricks, brown interlocking concrete tiles and white uPVC windows will be used to match existing materials.

This existing garage is built close to the boundary with the southern neighbour and affects their residential amenity in terms of loss of daylight due to its massing. Indeed, removal of the garage is likely to improve the amount of light received by both neighbours whilst also reducing the feeling of enclosure.

In terms of the effect of the extension on the northern neighbour, a current lean-to extension at the application site reduces daylight and sunlight to their rear elevation room. The proposed addition will project approximately 1.5 metres beyond this extension (westwards), and would be the same height and have a similar pitch as the existing extension. There is a 1.8 metre high fence along the northern boundary which means that only a very small part of the extension's side elevation would be visible when viewed from the north.

The extension will bring the applicant's property to within approximately 3 metres of the southern neighbour's nearest elevation. Although the view from the neighbour's kitchen window along their northern elevation will be affected by the extension, the side of the two-storey application house and pitched-roof garage currently reduce daylight to ground-floor windows along the northern and western boundary and create a visible obstruction close to their kitchen windows, as does the detached garage in the neighbour's garden.

In order to determine what depth of extension the council would consider to be acceptable without a neighbouring property suffering any adverse loss of daylight/sunlight, guidance is provided in SPG1 (Design Guidance For House Extensions). The guidance advises that a line is drawn vertically through the central point of the nearest ground floor window. Where this line meets the ground a line projecting at a 45 degree angle to the horizontal shows the maximum acceptable depth of extension which is permissible.

Similarly, in order to determine what height of extension the council would consider to be acceptable without a neighbouring property suffering any adverse loss of daylight/sunlight, SPG1 advises that a point is taken 2 metres from ground level at the centre of the nearest main ground floor window of the neighbouring property. This is then projected at an angle of 30 degrees from the horizontal to show the greatest permissible height. An extension infringing this angle of acceptance would probably be unacceptable.

When considering the effect of the proposal on the southern neighbour, it satisfies the level of acceptance for both its height in terms of the 45 degree angle rule and its depth out from the rear of the house in terms of the 30 degree angle rule. This is due to the relatively small scale of the addition and the design of the extension's roof which minimises its massing and overall effect.

Any sewer or lateral drain that serves more than one property is classified as a public sewer and is therefore owned by the sewerage undertaker which in this case is Severn Trent Water. Because the inspection chamber and drains are within 3 metres of the proposed extension, a Build Over Agreement would need to be made between the applicant and Severn Trent Water in order for the extension to be constructed over these drains.

In summary, it is considered that the detriment to the residential amenity of neighbouring properties created by the introduction of the extension will not be to such an extent that would warrant the refusal of planning permission.

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.

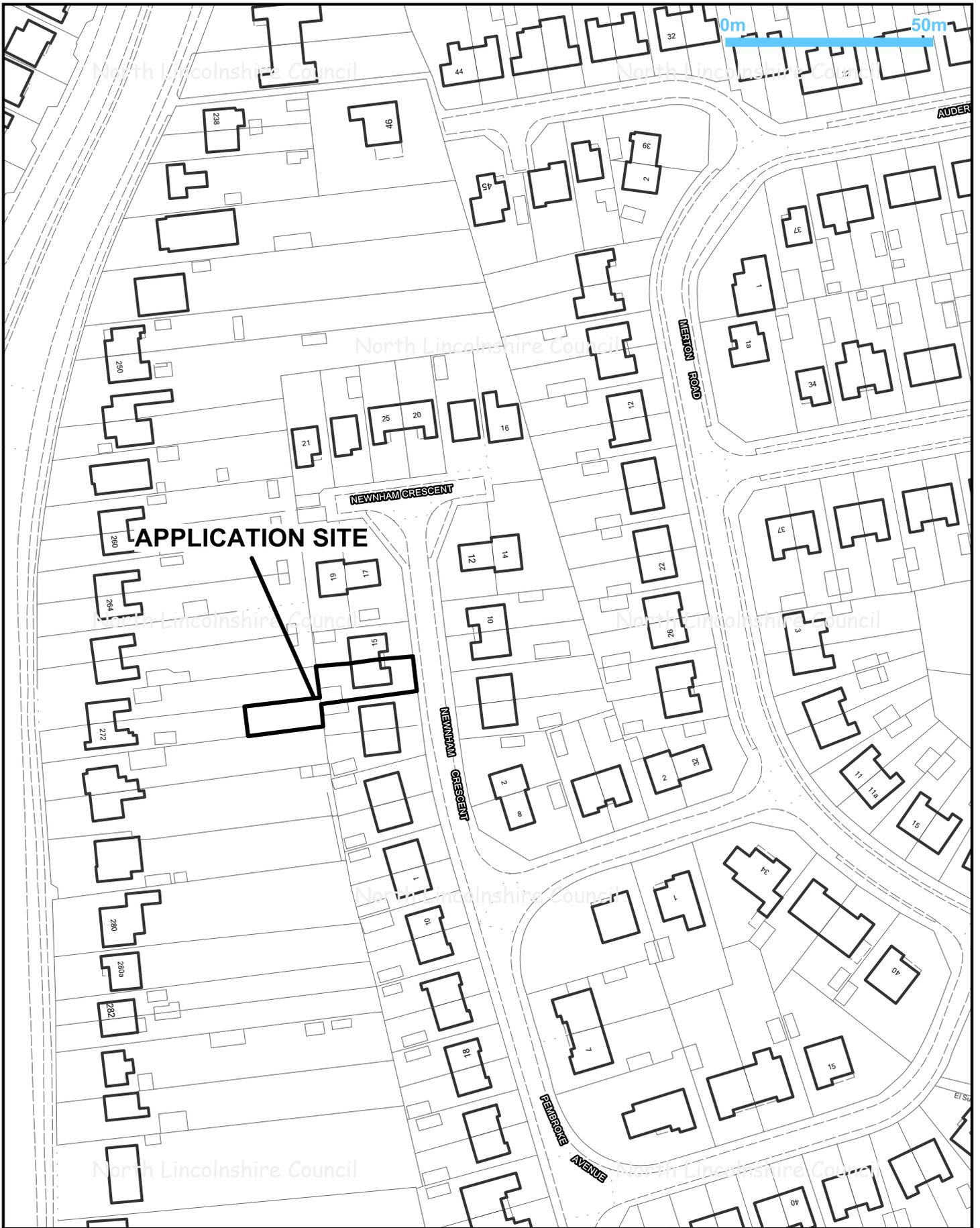
2.
The development hereby permitted shall be carried out in accordance with the following approved plans: 348.01 Rev D.

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.



Title: PA/2014/1396

Drawn by: Sue Barden

Date: 24/02/2015

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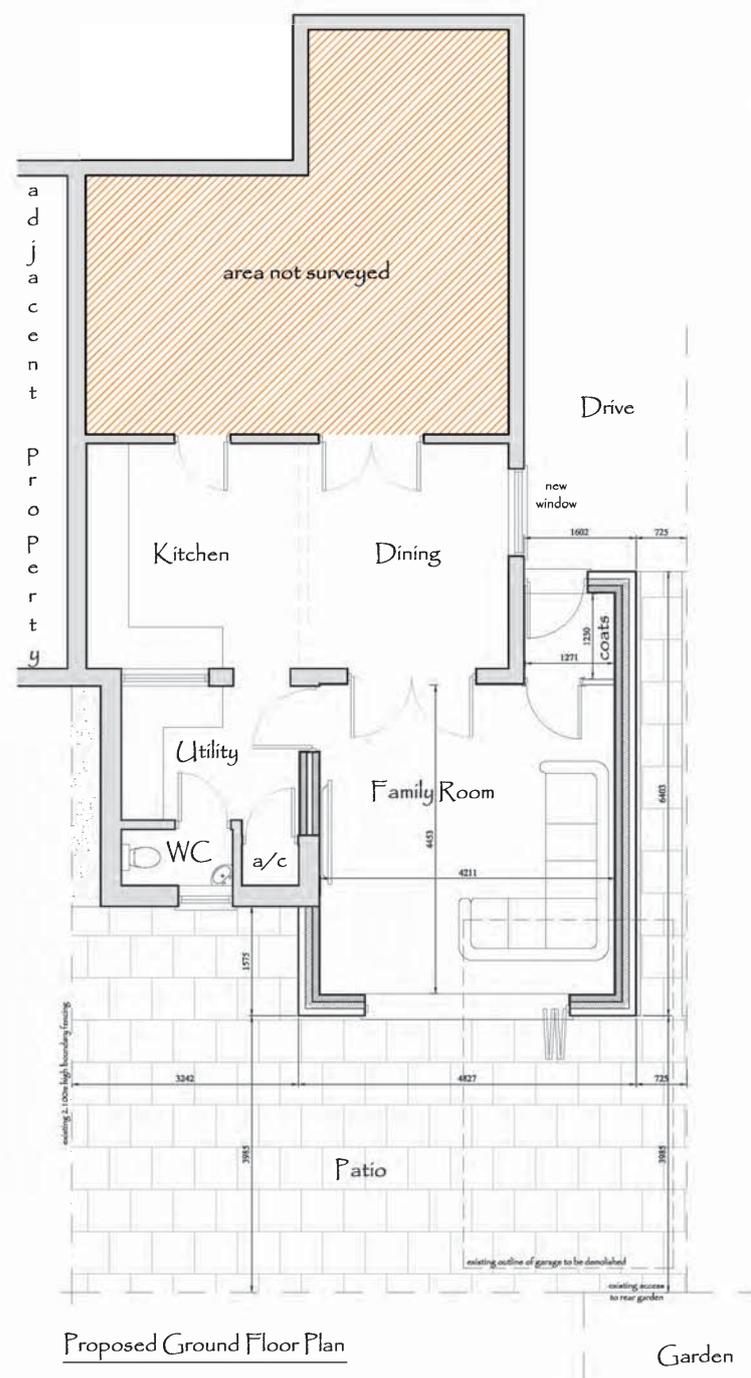
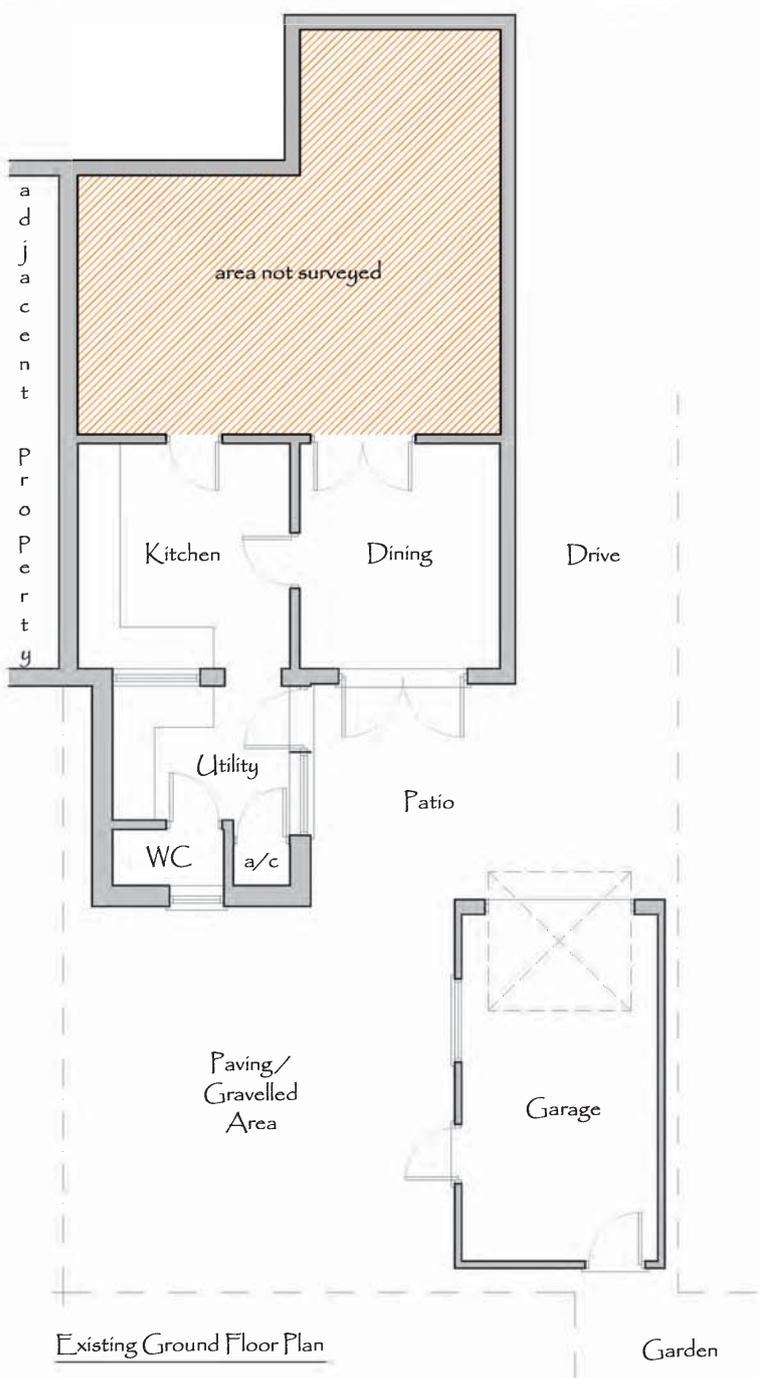


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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2014/1396 Existing and Proposed layout
 Not to Scale





Existing West Elevation



Existing South Elevation



Proposed West Elevation



Proposed South Elevation

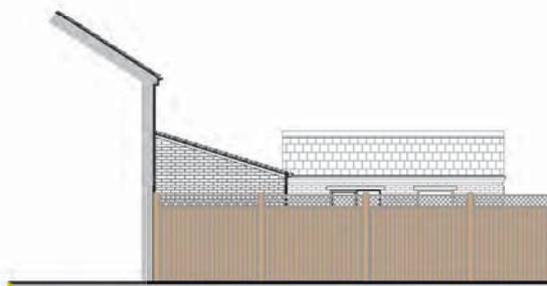


Existing East Elevation

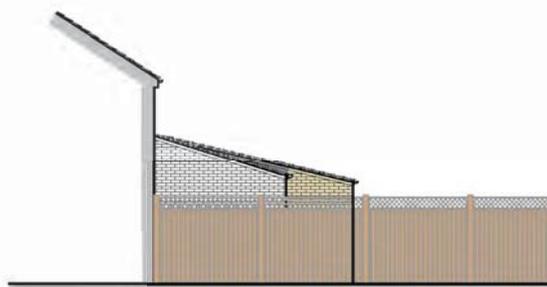


Proposed East Elevation

PA/2014/1396 Existing and Proposed Elevations
Not to scale



Existing North Elevation *(with fence shown)*



Proposed North Elevation *(with fence shown)*