

APPLICATION NO PA/2014/1399

APPLICANT Mr D Gavin

DEVELOPMENT Planning permission to erect a single-storey annex

LOCATION Kade House, Silver Street, Owston Ferry

PARISH **OWSTON FERRY**

WARD Axholme South

CASE OFFICER Ann Scott

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from planning policy

POLICIES

National Planning Policy Framework: Paragraph 56 – Requiring good design.

North Lincolnshire Local Plan: Policies ST2 (Settlement Hierarchy), ST3 (Development Limits), RD2 (Development in the Open Countryside), RD9 (Re-use and/or Adaptation of Rural Buildings), RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside), LC14 (Area of Special Historic Landscape Interest) and DS5 (Residential Extensions).

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design in North Lincolnshire).

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Support.

PUBLICITY

Neighbouring properties have been notified. One letter has been received from the occupier of The Old Coach House adjacent to the application site. The comments relate to the proximity of the proposed annex to the boundary with that property – the gap will be reduced from 3 metres at present to 1 metre. Comments are also made relating to the height of the proposed extension and the potential for overshadowing, its size, and surface water disposal.

ASSESSMENT

Planning policies

The relevant planning policies for consideration as part of this application are as follows:

National Planning Policy Framework, paragraph 56 relating to good design – this is an integral part of sustainable development.

The North Lincolnshire Local Plan policies most related to this proposal are: RD9, in relation to the re-use and adaptation of rural buildings for residential use; and RD10, which relates to the alteration and extension of existing dwellings in the open countryside. Proposals to extend or alter dwellings will only be permitted provided that the volume of the proposed extension will not exceed 20% of the original dwelling, exclusive of permitted development rights. The proposed extension is not considered to adversely affect the character or appearance of the area or adversely affect the existing amenities of neighbouring properties and is in accordance with policy DS5, but conflicts with the criteria in policy RD10 by reason of the increase in volume in relation to the existing house.

Proposal/site description

It is proposed to erect a single-storey extension to form an annex for additional residential living accommodation comprising two bedrooms, a games room and associated en suite shower and additional bathroom, together with a garage for two cars.

The application site is Kade House, an existing barn conversion granted permission under application reference PA/2011/1135 and situated on the north/west side of Silver Street, Owston Ferry. The site is situated outside development limits for the village in an area of high landscape/historic value. The proposal seeks to extend the level of accommodation that has already been approved.

Residential/visual amenity

The proposed extension will measure approximately 22.8 metres long by 6.5 metres deep by 4.9 metres high to the ridge at its highest part. The part of the extension adjacent to and nearest the boundary with the neighbouring property, The Old Coach House, is lower. The gap between the extensions will be 1.5 metres from the extension to the boundary and the height of the extension is single-storey at approximately 4.5 metres and will be lower adjacent to the boundary with the neighbours, at The Old Coach House. The part of the extension incorporating the bedrooms and garage will be approximately 4.9 metres high but is further away from the boundary with the neighbours.

The neighbour at The Old Coach House has expressed concerns in relation to the size and height of the building next to their boundary and considers that the proposal will adversely impact on their existing amenities in terms of the potential for the loss of light/shadowing and loss of a view to the north of the existing barn conversion. Whilst residential amenity is a relevant issue, it is considered that the existing residential amenity of the neighbouring property will not be unduly affected and the proposal is relatively low level in its nature. The distance from The Old Coach House to the side of the proposed extension is approximately 29 metres which is considered to be sufficient to ensure that the impact of the proposed extension on the neighbouring property is minimal. The proposal therefore complies with the criteria in policy DS5.

Policy RD10 relates to areas of special historic landscape interest. The proposal will result in approximately a 56% increase in the volume of the building as opposed to the existing dwelling. In terms of policy RD10, which relates to alterations and extensions to dwellings in the open countryside, the volume of the proposed extension should not exceed that of the original dwelling by more than 20% and the original dwelling should continue to form the dominant visual feature of the dwelling as extended. The proposal would therefore be a departure from North Lincolnshire Local Plan policy RD10.

It is considered that, despite the proposed extension being larger than the policy allows for, in terms of its context in relation to the existing street scene and in relation to the context of the scale, design, and appearance of the proposed extension, the proposal will not unacceptably reduce sunlight, daylight or result in any overshadowing or loss of privacy to adjacent dwellings. The proposal is sympathetic in design, scale and materials to the existing dwelling and is situated away from neighbouring properties. The proposal is single-storey only and will remain subservient to the main house notwithstanding its size.

Conclusions

Despite the policy departure, the proposal is considered to be acceptable in principle and does not have an adverse impact on the neighbours or the locality. The application is therefore recommended for approval subject to conditions.

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: 20-100 (Proposed Floor Plan), 21-101 (Proposed Elevations), 21-102 (Proposed Elevations), 21-103 (Proposed Elevations), 90-001 (Location Plan), 90-002 (Block Plan) and 90-003 (Proposed Site Plan).

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.

4.

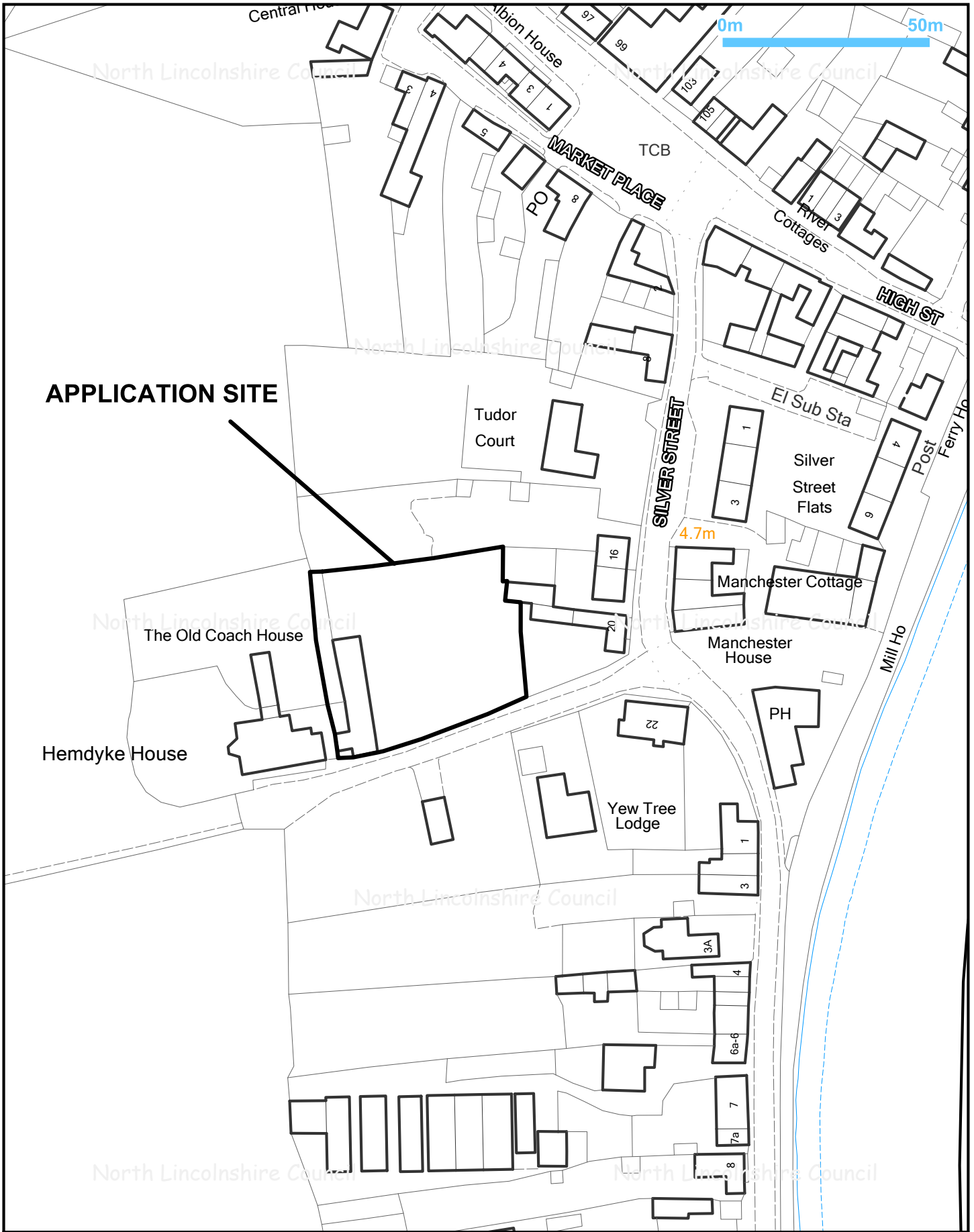
No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 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.



APPLICATION SITE

Title: PA/2014/1399

Drawn by: Sue Barden

Date: 24/02/2015

Scale 1:1250



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Ordnance Survey 0100023560



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

PA/2014/1399 Proposed Layout Not to scale



PA/2014/1399 Proposed West Elevation Not to scale



West Elevation