

<b>APPLICATION NO</b>	<b>PA/2016/679</b>
<b>APPLICANT</b>	Mr Thomas Fardell
<b>DEVELOPMENT</b>	Planning permission to erect a two-storey rear extension and raise ridge to facilitate loft conversion
<b>LOCATION</b>	21 Brigg Road, Messingham, DN17 3QP
<b>PARISH</b>	Messingham
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Andrew McPheat
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Messingham Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 of the NPPF stipulates that there should be a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements) and DS5 (Residential Extensions) apply.

**North Lincolnshire Core Strategy:** Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development) and CS5 (Delivery Quality Design in North Lincolnshire) apply.

## **Housing and Employment Land Allocations Development Plan Document (DPD)**

**Supplementary Planning Guidance** – Guidance contained within SPG1 (Design Guidance for House Extensions)

## **CONSULTATIONS**

**Highways:** No objections.

**Environment Team:** No comments received.

## **PARISH COUNCIL**

Messingham Parish Council objects to the proposal for the following reasons:

- The development will have an adverse impact on the existing street scene.
- The proposal will impact upon residential amenity and lead to a loss of light and privacy at neighbouring dwellings.

## **PUBLICITY**

Neighbouring properties have been notified. No comments or objections have been received.

## **ASSESSMENT**

The application site is a house set back from the public highway (Brigg Road) by approximately 8.5 metres. The dwelling is constructed from a red brick, white render, and brown roof tile, and the proposal is to erect a two-storey extension that will be located to the rear of the existing dwelling. The extension will facilitate the creation of additional living space at ground and first floor, and will extend the existing rear (north) elevation by 4 metres, and will be 5 metres wide. The proposal will also involve raising the roofline, resulting in the dwelling having an eaves height of 3 metres and a total height of 7.7 metres, and will be constructed using materials to match the existing appearance of the dwelling.

It is worth taking into consideration the planning history of the site. The dwelling in question has recently gained planning permission to erect a two-storey extension, and raise the roof line to facilitate a loft conversion. The difference between the previous application (PA/2015/0946) and the current proposal is minimal, the only difference being the change in roof height and type.

**The main issues in the determination of this planning application are the principle of development, impact upon the character and appearance of the street scene, and impact on residential amenity.**

### **Principle**

According to the North Lincolnshire Local Plan, the site is within the development boundary for Messingham; policies DS1 (General Requirements) and DS5 (Residential Extensions) therefore apply and will be used in the determination of this application.

Policy DS1 of the North Lincolnshire Local Plan stipulates that a high standard of design is expected in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area, and the design and layout should respect and, where possible, retain and/or enhance the existing landform of the site. This is supported by policy SPG1 of the Supplementary Planning Guidance, which provides design guidance for house extensions, and ultimately aims to ensure that new housing extensions respect the local character of the area. Extensions to houses should be in keeping with the design of the original dwelling, and not appear as an “afterthought”. Furthermore, there should be no adverse impact on residential amenity; however this will be assessed in greater detail in subsequent paragraphs.

Policy DS5 of the North Lincolnshire Local Plan states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

The proposals should also be sympathetic in design, scale and materials, and should not have an adverse impact on neighbouring dwellings.

### **Street scene**

The character of this street is a number of detached properties (mixture of bungalows and houses) predominantly set back from the adopted highway. The existing dwelling is sufficiently set back from Brigg Road and any neighbouring boundaries thus allowing adequate residual space in which extensions to the side or rear could be reasonably accommodated in the future. Given the size and scale of the two-storey rear extension, it is considered that this part of the proposal will still appear subservient to the existing property, and will result in a balanced and symmetrical appearance to the principal elevation. The existing bay windows to the south of the dwelling are to be retained, and this will limit the impact the proposal will have on the street scene. It is worth noting that the dwelling is already two-storey, and many of the dwellings in the immediate vicinity are two-storey, so it is considered that this part of the proposal will not have an adverse impact on the character of the area.

This extension will also involve the raising of the existing roofline to accommodate the additional bedroom(s) to be added upstairs. Messingham Parish Council has objected to this part of the proposal on the basis that it will have an adverse impact on the character of the area. However, it is worth taking into consideration that the neighbouring dwelling (19 Brigg Road) has recently gained planning permission to erect a proposal that is much larger in terms of size and scale than the one under examination here, and features a much higher roof. In addition to this, the previous approval for 21 Brigg Road involved the removal of the existing bay windows. This proposal will retain such features, and is therefore considered to be an improvement on the previously successful application with regard to its impact on the character of the area.

It is therefore considered that the proposal will not appear visually incongruous, nor will it dominate the landscape. It will not represent a departure from the existing street scene, and is therefore acceptable with regard to its impact on the character of the area.

### **Impact on residential amenity**

The proposed two-storey extension will be located to the rear (north) of the existing dwelling, and will therefore be closer to the boundary of 19 Brigg Road. Despite this, the impact of the extension on the neighbouring dwelling is considered to be minimal. The property to the west has recently gained planning permission for a large two-storey extension, and so even after this proposal is implemented, it will still be smaller in terms of size and scale, and thus will not have an overbearing impact or result in overshadowing. The proposed works are within the boundary of 21 Brigg Road, and even when the extension is completed, there will still be adequate residual space, which is considered sufficient to prevent unreasonable overshadowing or loss of light. The insertion of a bedroom window in the first-floor rear (north) elevation will be directly similar to the present nature of the dwelling, and will not overlook neighbouring properties towards the north, thus protecting residential amenity.

The extension will not lead to lack of privacy, and adheres to guidance laid out in the North Lincolnshire Local Plan and Supplementary Planning Guidance regarding household extensions. As a result of this, the proposal is considered acceptable with regard to its impact on residential amenity.

## **Conclusion**

Although Messingham Parish Council has objected to the extension, it is considered that the proposal will not result in unacceptable harm to living conditions at any neighbouring property, and will be in accordance with the surrounding character of the area. The proposal adheres to national and local planning policy, and is therefore considered acceptable, and is thus 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.

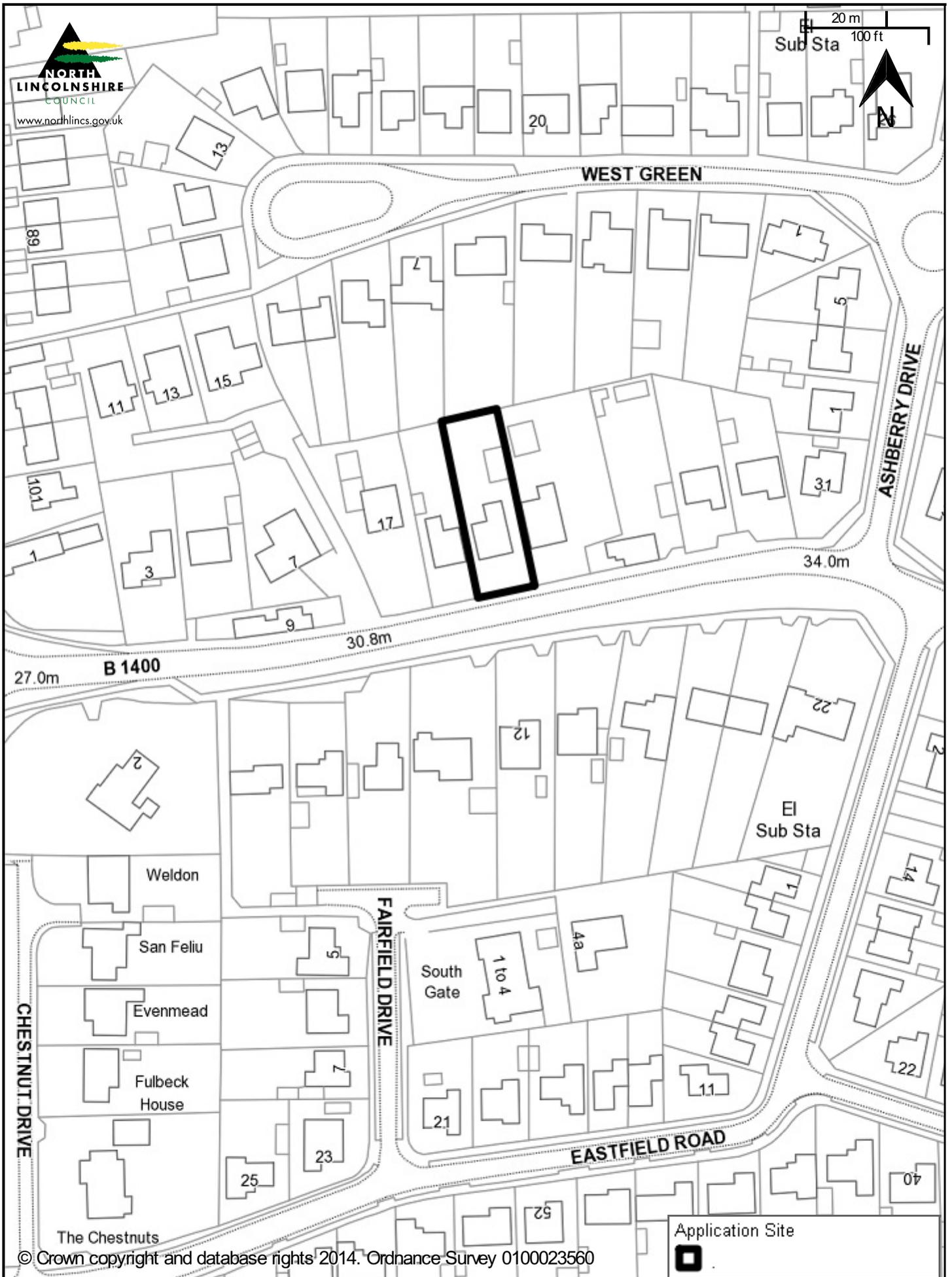
The development hereby permitted shall be carried out in accordance with the following approved plans: 15/18/04A, 15/18/05A, 15/18/06 Rev B and 15/18/09A.

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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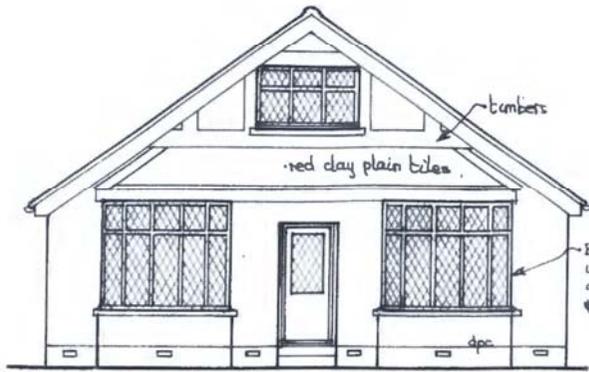
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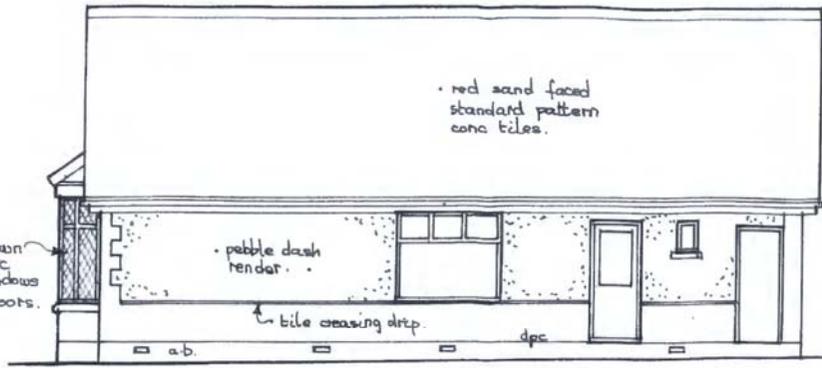
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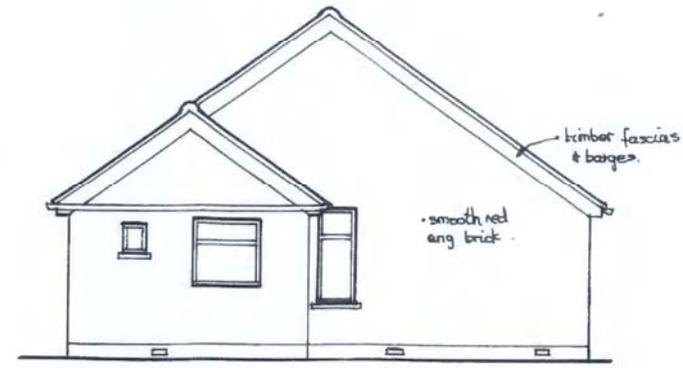
PA/2016/679 Proposed Elevations - Not to scale



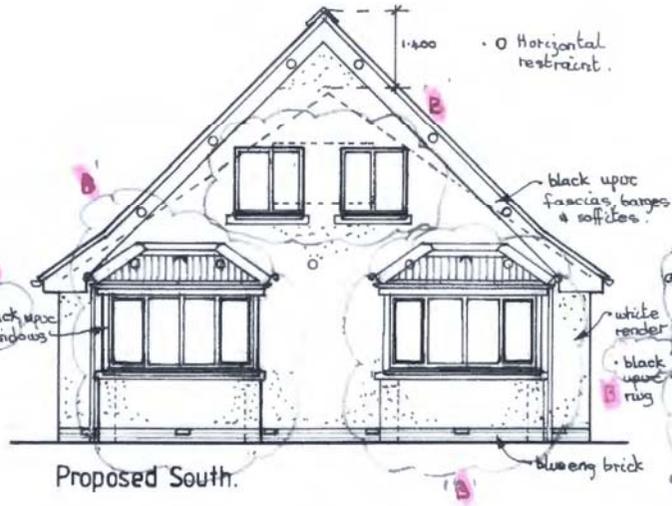
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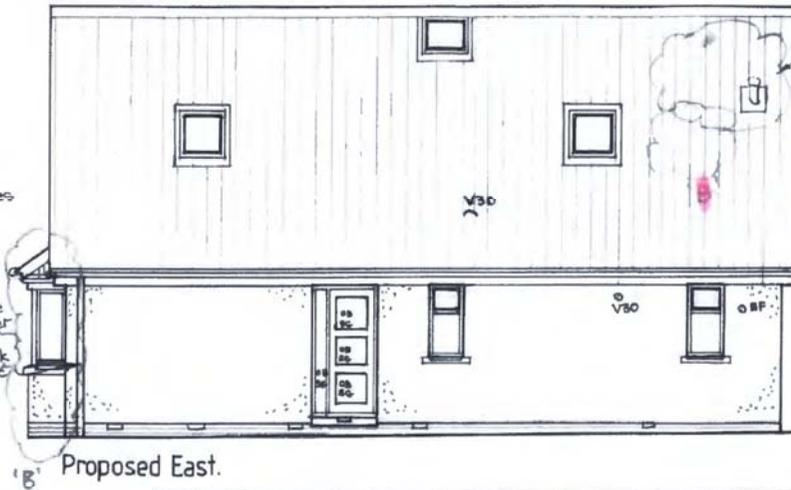
Existing East.



Existing North.



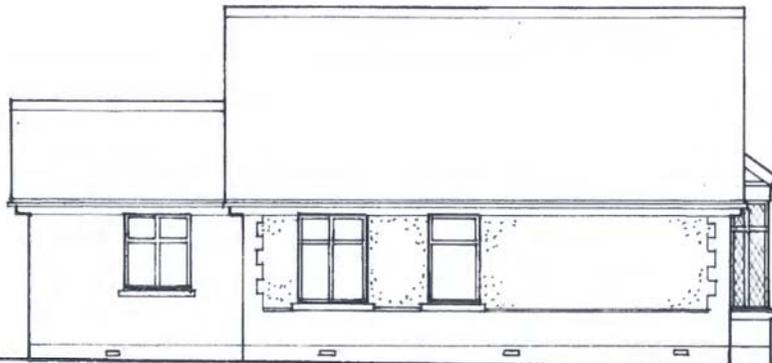
Proposed South.



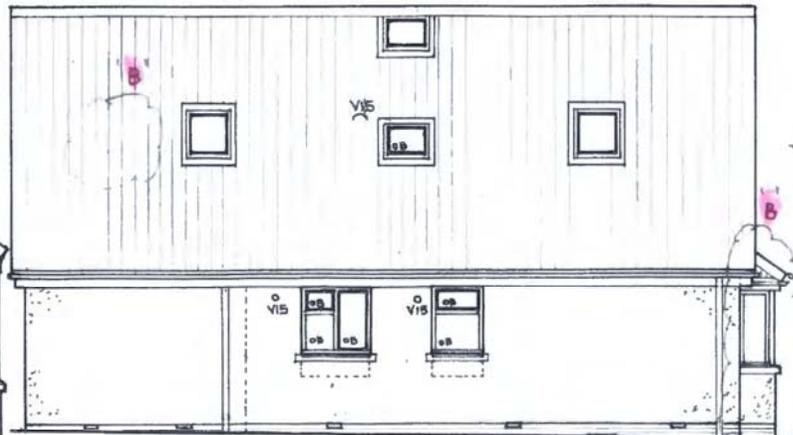
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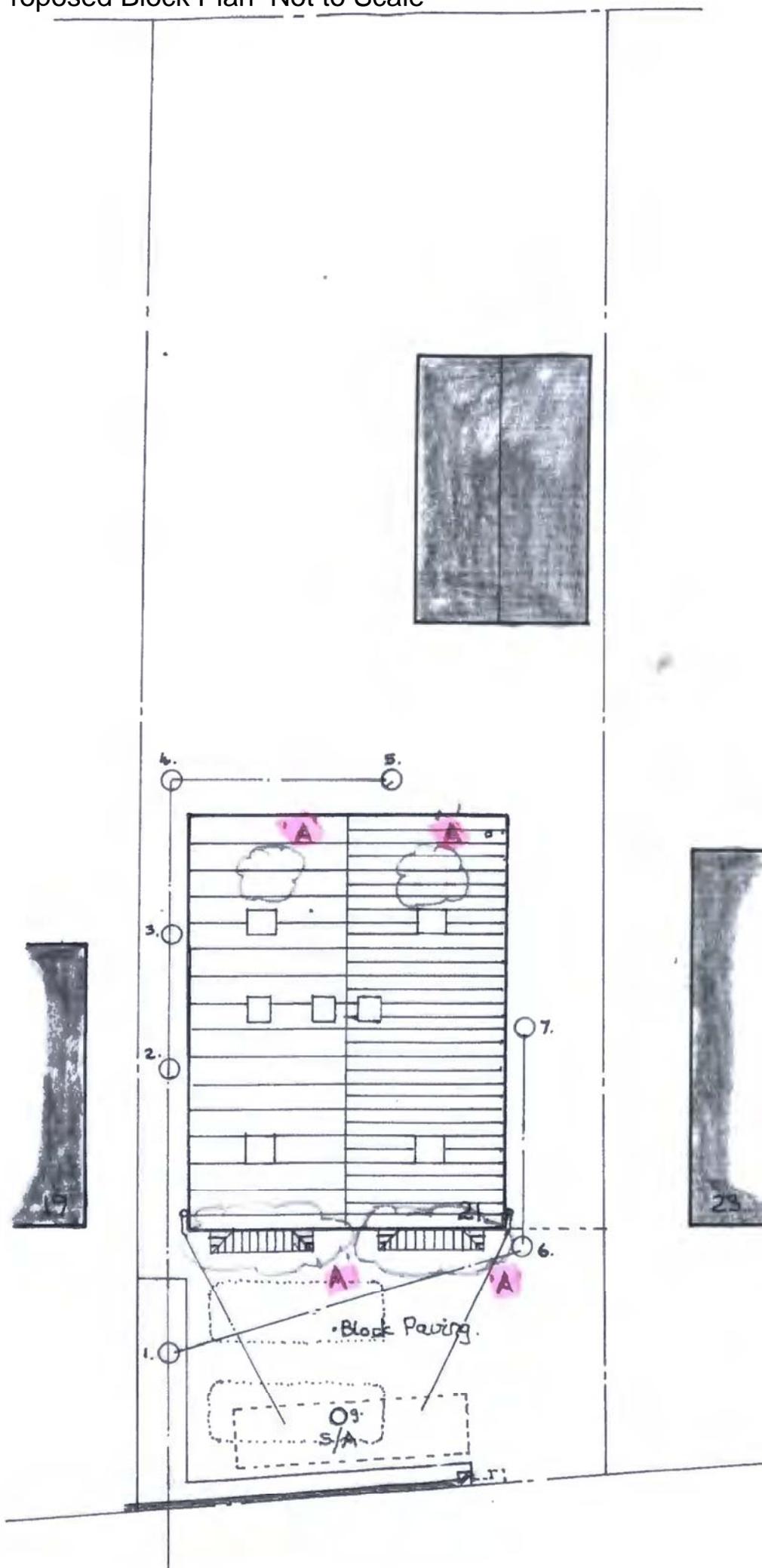
Proposed North. Rev B-7.5.14 - Windows W1, W2, W8a, W8b, W10, W15, W20  
Rev A-6.8.15 - Revisions to comply with BCC requirements



Existing West.



Proposed West.



Proposed Block Plan.