

APPLICATION NO	PA/2016/803
APPLICANT	Mr & Mrs J L & C A Gerry
DEVELOPMENT	Planning permission to raise the ridge height to provide additional accommodation, install dormer windows to front and rear slopes and erect a double garage
LOCATION	176 Westgate Road, Westgate, Belton, DN9 1QB
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 56 states that 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: Policies RD2 (Development in the Open Countryside), RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside), DS1 (General Requirements), DS5 (Residential Extensions) and DS16 (Flood Risk) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire) and CS19 (Flood Risk) apply.

CONSULTATIONS

Highways: No objection.

PARISH COUNCIL

Object on the following grounds:

- overlooking to neighbour's windows
- loss of light/overshadowing to neighbour's house
- garage to the front is out of keeping
- dormer windows should be obscure glazed.

PUBLICITY

Neighbouring properties have been notified. Two letters of objection from the same address have been received raising similar issues to those by the parish council, together with the following issues:

- further overshadowing of neighbour's garden to the north
- height of proposed development is out of keeping
- devaluation of property prices
- impact on drainage
- obstructed access to drainage
- increase in surface water run-off from larger roof space.

ASSESSMENT

The application site consists of a detached bungalow set back from the highway within a spacious plot with a driveway along the eastern boundary and a detached garage to the rear. The dwelling is accessed from Westgate Road to the south and has front and rear gardens laid to lawn. The bungalow is constructed from red brick and a dark concrete tile and a dormer window is positioned along the eastern roof slope. The application seeks to raise the ridge line of the bungalow by 2.4 metres and to re-orientate the main ridge along an east to west axis together with the insertion of three dormer windows to the rear roof slope, two rooflights and a dormer window to the front roof slope, and a garage to the front.

The main issue in the determination of this planning application is impact on the character and appearance of the street scene, residential amenity and highway safety.

Street scene

It is noted that the proposal will significantly alter the appearance of the bungalow, particularly as the ridge line will be increased and re-orientated and a garage is proposed to the front elevation. The overall ridge line will be increased by 2.4 metres to a height of 7.4 metres (equivalent to the height of a two-storey dwelling). Objections have been received which state the proposal will be out of keeping with the street scene. However there are two-storey houses located directly to the east of the site and along the northern side of Westgate Road. Therefore the raising of the ridge line (to facilitate additional living accommodation) is considered to be consistent with the height of dwellings along this section of Westgate Road.

The second matter to consider is the introduction of a garage to the front of the bungalow, these features have the potential to be at odds with the character and appearance of the street scene. However in this case there are a number of properties along Westgate Road, including numbers 175 (located opposite) and 174 (adjacent), where garages are located to the front (between the principal elevation and the public highway). Therefore the introduction of a garage to the front of the applicants' property is not considered to result in development which is at odds with the character and appearance of the street scene.

The plans show that the proposed garage will be constructed from brick with a red tiled roof; the bungalow, in its extended form, will be rendered. This mix of materials will ensure that the proposed garage has a contrasting finish to the appearance of the main dwelling. The introduction of a mix of external finishes (brick and render) is consistent with the appearance of existing dwellings located along Westgate Road. In addition the introduction of a contrasting extension to the front of the property (garage) will provide visual interest; the use of a red tile across the entirety of the roof space will ensure a uniform appearance. A condition is recommended requiring details of the external materials, together with the colour finish of the render, to be submitted for consideration, which allows the local planning authority to ensure that the external finishes will assimilate the development into the street scene.

The proposal includes the insertion of two rooflights and a dormer window to the front roof slope and three dormer windows to the rear roof slope. The dormer window to the front roof slope will be in vertical alignment with the ground floor lounge window and the three dormer windows to the rear roof slope will be in vertical alignment with the ground floor openings. This will provide a balanced appearance to both the front and rear slopes and the inclusion of dormer windows and rooflights breaks up the massing of the roof slope.

Residential amenity

It is noted that the raising and reorientation of the ridge line will introduce dormer windows which have an outlook towards the applicants' rear garden. The separation distance from the proposed dormer windows (which serve bedrooms) to the rear boundary of the site varies between 14.3 metres and 16.4 metres. The separation distance from these proposed dormer windows to the rear elevation of the objector's bungalow located to the north-east varies between 19.8 metres and 20.5 metres owing to its angled position. The removal of the detached garage to the north-east of the applicants' dwelling has the potential to open up views towards the rear garden of Fantasia (located to the north-east). However the dormer window which is proposed towards the most easterly point of the rear roof slope will serve a bathroom; it will be fitted with obscure glazing and remove the potential for overlooking towards the neighbouring properties and gardens.

It is considered that the separation distances to the neighbouring bungalow known as Fantasia are sufficient to protect the residential amenity of neighbouring properties from the effects of overlooking. The predominant outlook from these rear-facing dormer windows will be towards the applicants' rear garden. It is not considered necessary to recommend a condition that these bedroom windows are obscure glazed. The windows proposed in the front roof slope will have an outlook towards the public highway and the window in the first-floor eastern elevation will serve a non-habitable room (landing).

The separation distance from the raised ridge line of the dwelling (as extended) to the rear boundary of the site varies between 16.5 metres and 20.4 metres; these distances are considered sufficient to mitigate the potential for loss of light/overshadowing to the rear garden and windows of the objector's bungalow. It is noted that the rear garden and rear elevation of the objector's bungalow is predominantly south-west facing; given the separation distances involved it is considered that the rear aspect of the objector's dwelling and garden will continue to enjoy sunlight.

The increase and reorientation of the ridge line, together with the introduction of the garage to the front of the dwelling, has the potential to result in loss of amenity to the occupants of 178 Westgate Road through loss of light and having an overbearing impact. The garage will

extend 6.4 metres forward of the existing principal elevation and will be positioned 1 metre from the western boundary. The overall separation distance from the western wall of the proposed garage to the eastern elevation of 178 Westgate Road will be 5.7 metres; the ridge height of the garage is 4.5 metres with a height to eaves of 2.3 metres. The garage has been designed with a hipped roof which reduces the impact on the living conditions of the neighbouring dwelling, particularly with regard to having an overbearing impact.

The applicants will retain sufficient private amenity space to the rear of their dwelling in its extended form; in addition the removal of the garage to the rear will provide an opportunity for an increase of private amenity space.

Highways

The plans show the introduction of a garage to the front of the property. There is sufficient space within the site for a vehicle to enter, turn and exit the driveway in a forward manoeuvre. Similarly there is sufficient space between the principal elevation of the dwelling and the front boundary to enable a vehicle to turn into the garage for off-street parking purposes. Highways have raised no objections to the proposal on parking and turning grounds.

Other issues

Devaluation of property prices is not a material planning consideration and will not therefore be assessed in this case. The plans show the retention of the existing driveway and the area to the front of the garage (which currently serves as garden) will serve as off-street parking space. The construction of an extension over existing drainage is a matter which will be addressed through the Building Regulations procedure or by securing a build-over agreement with the relevant sewerage undertaker. If the drain requires multiple access then the applicants will need to make sure it remains accessible. The increase in the roof area will inevitably increase the rate of surface water run-off; however there is sufficient space within the rear garden for the setting out of soakaways to accept these additional flows.

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: Location Plan, Proposed Block Plan, Existing Plans and Elevations, Proposed Ground Floor Plan, Proposed First Floor Plan and Proposed Elevations.

Reason

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

3.

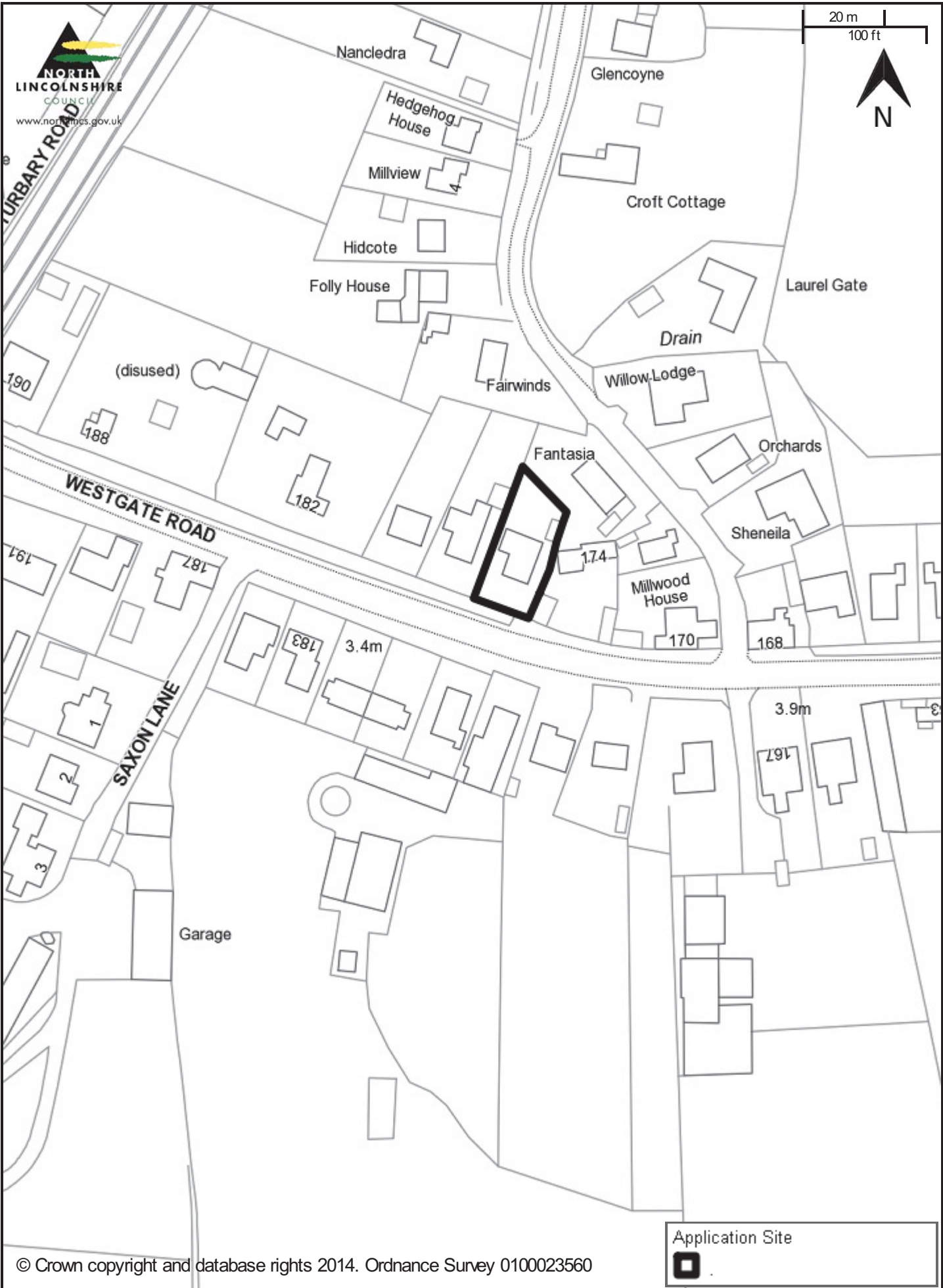
No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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 1

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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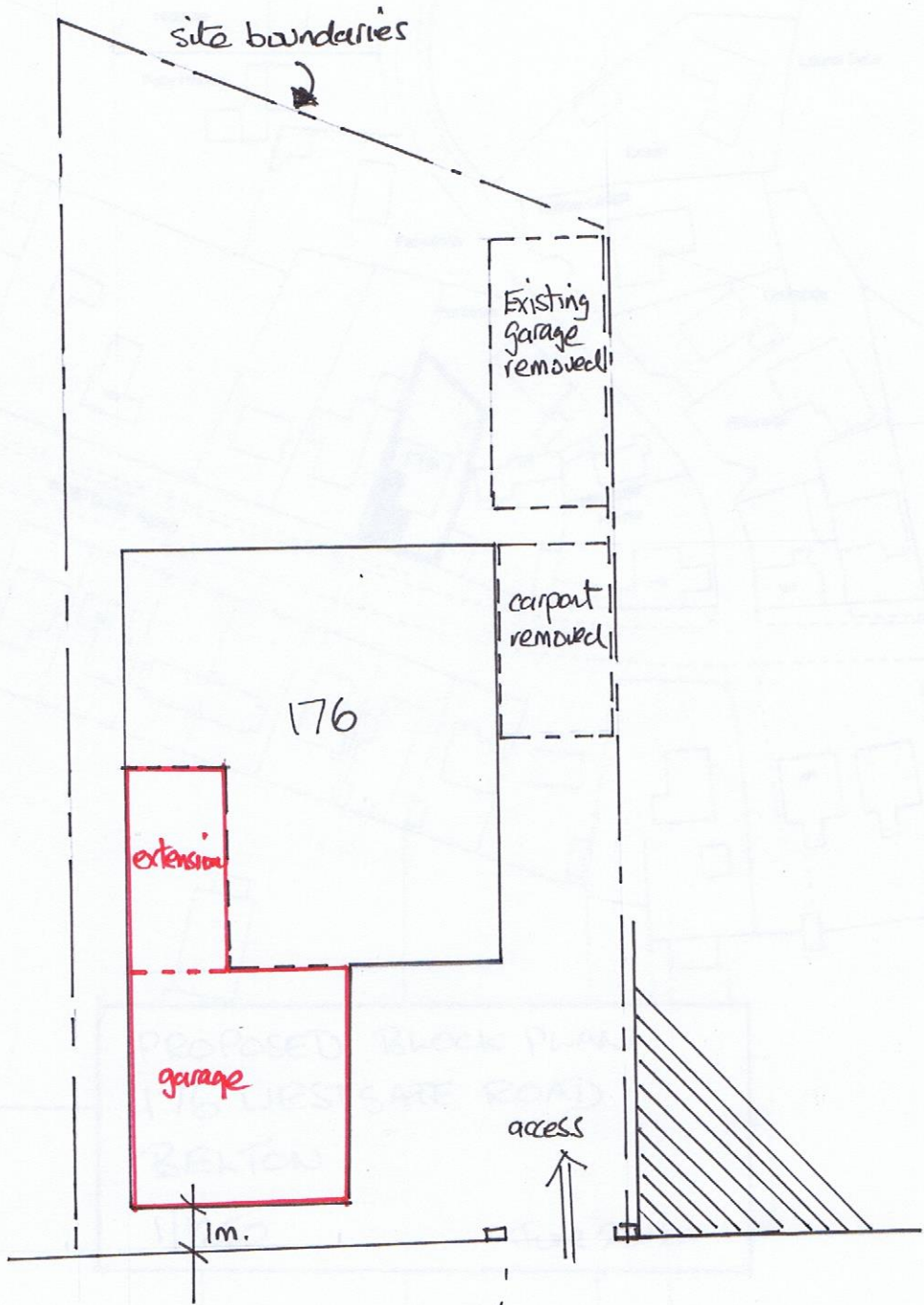
Application Site

PA/2016/803

Drawn by: Sue Barden

Scale @A4 1:1250

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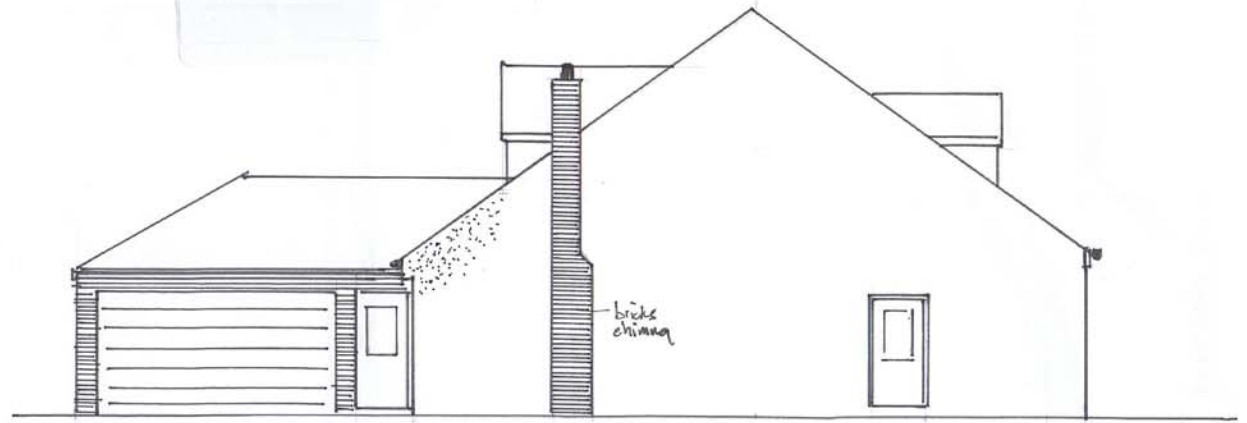


Location Plan 1/20.
176 WESTGATE ROAD, BELTON

PA/2016/803 Proposed Elevations - Not to scale



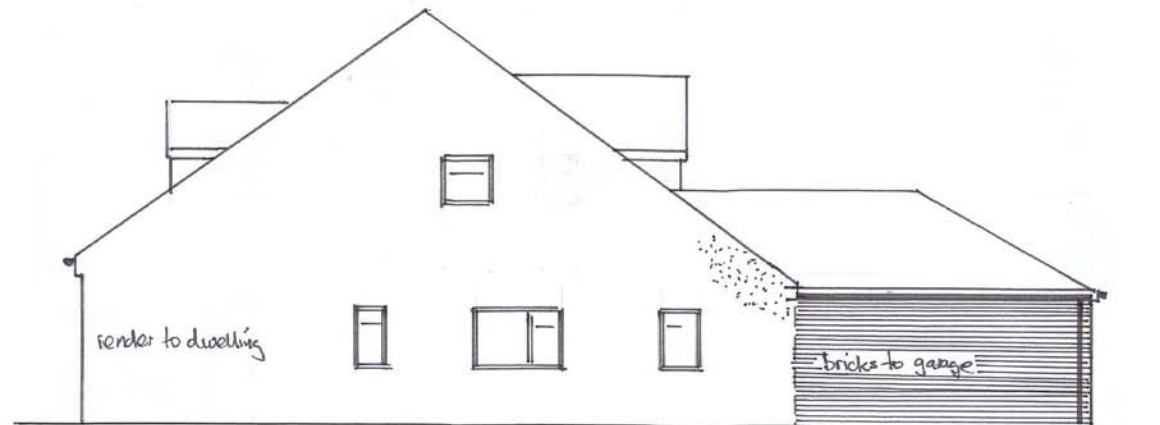
FRONT (SOUTH) ELEVATION



EAST ELEVATION



REAR (NORTH) ELEVATION



WEST ELEVATION.

smooth render to walls - colour to be agreed.
brickwork to garage + chimney - type to be agreed.
roof tiles - Sanatsoft plain rosemary tiles - colour to be agreed.

NEW DORMER ROOF & DOUBLE GARAGE
PROPOSED ELEVATIONS
176 WESTGATE, BELTON
Barry Elderkin FRICS