

APPLICATION NO	PA/2016/957
APPLICANT	Mr & Mrs F Withers
DEVELOPMENT	Planning permission to raise ridge height to facilitate additional living accommodation, erect a two-storey rear extension and erect a replacement detached double garage
LOCATION	19 Brigg Road, Messingham, DN17 3QP
PARISH	Messingham
WARD	Ridge
CASE OFFICER	Emma Stanley
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Messingham Parish Council

POLICIES

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

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

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

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

PARISH COUNCIL

Object to this application due to the significantly increased height from the original application which is considered to be detrimental to the existing street scene.

PUBLICITY

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

ASSESSMENT

Planning permission is sought to amend a previously approved scheme (PA/2015/0577) to alter and extend a detached bungalow. The approved scheme raised the height of the

original bungalow from 5.8 metres to 8.3 metres. The approved works have now commenced and the permission is implemented. However, when the development reached roof height, it became apparent that it had been built slightly higher than approved with a maximum height of 8.7 metres, an increase in 40 centimetres overall. The current application seeks approval for this amendment, together with some minor changes to the size of the windows.

The main issue in the determination of this application is whether the increase in height of 40 centimetres significantly affects the character of the approved application (PA/2015/0577) to the point that it has a detrimental impact on the character of the street scene.

The application site is located within the settlement boundary for Messingham and is in an established residential area. The design of the alterations as approved under PA/2015/0577 changes the style and appearance of the property, as it introduces a more contemporary design, with an asymmetrical roof, dark slate tiles, render for the walls and grey windows and doors as opposed to the red brick and tile appearance of the original property. This was, however, not considered to be out of keeping with the character or appearance of the area as there is a range of house types and styles in the vicinity of the application site. No objections were received either from neighbouring properties or the parish council and the application was approved under delegated powers. This current proposal seeks to amend the height of the approved extension from 8.3 metres high to 8.7 metres high.

When the approved and proposed plans are viewed together, the increase in height of 40 centimetres is barely noticeable, and on site this change is so small that it does not significantly alter the appearance of the proposal in the street scene or have any greater impact on neighbours than the approved development. In relation to the overall height of the dwelling, 40 centimetres is not considered to be a significant increase in height. It is considered that the proposal, as submitted, does not represent an unacceptable form of development and, as built, is not detrimental to the existing street scene. The parish council has objected to the proposal on the grounds that the increase in height is significant, and is detrimental to the existing street scene but, as described above, in planning terms this is not considered to be a significant change to the approval. No concerns have been raised by any neighbours.

The proposal also includes some minor changes to approved window details and three new side-facing windows in a roof void, but none of these changes are considered to be material, or have a detrimental impact on the character of the development or the amenities of neighbours. It is considered, therefore, that the proposal does not detract from the character of the street scene and complies with the requirements of the planning policies in the adopted local plan. The application is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

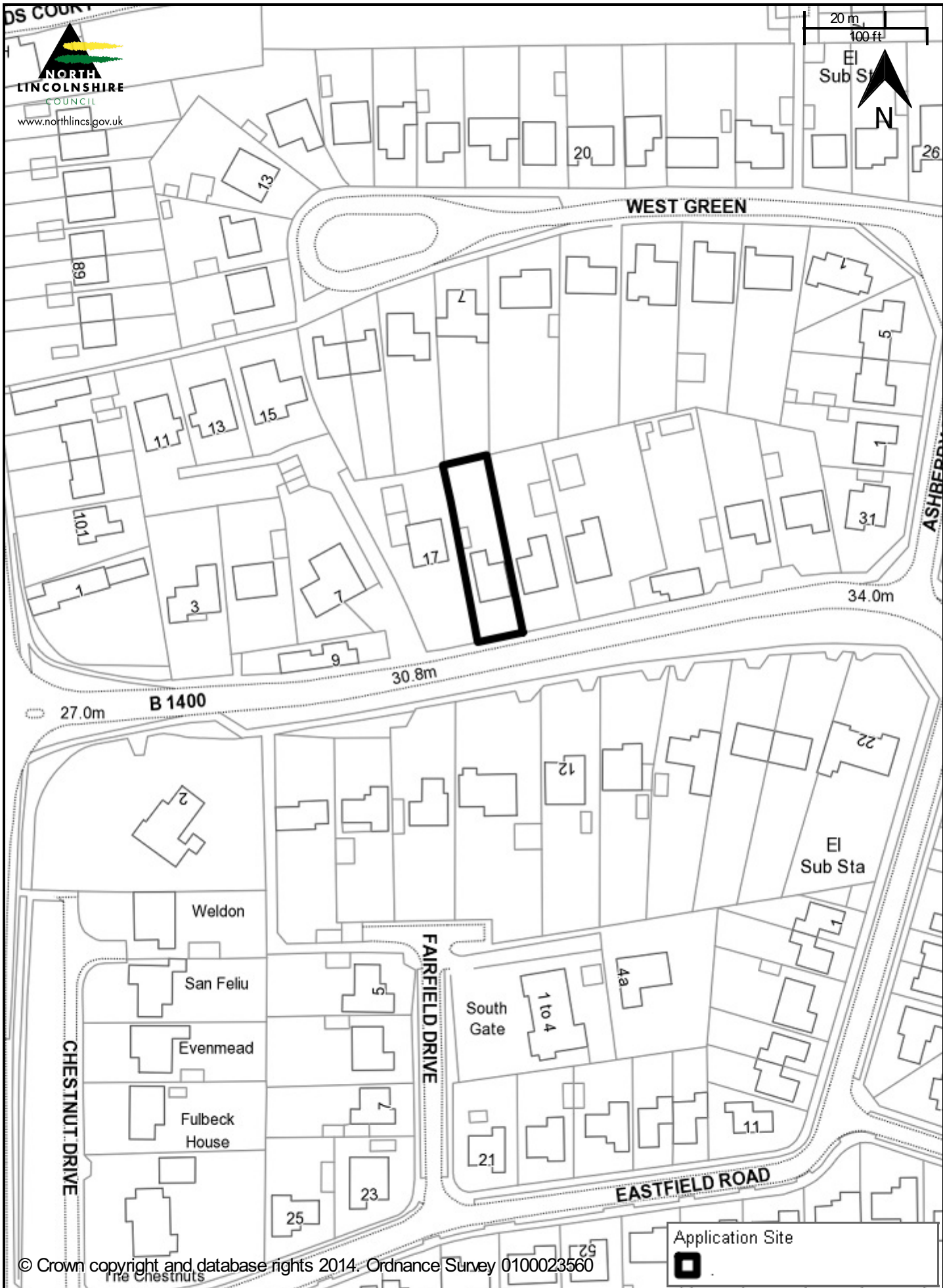
1. The development hereby permitted shall be carried out in accordance with the following approved plans: 233/01, 233-06 D, 233-07 D, 233-08 B, 233-09 B, 233-10, 233-11 and 233-12.

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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Application Site

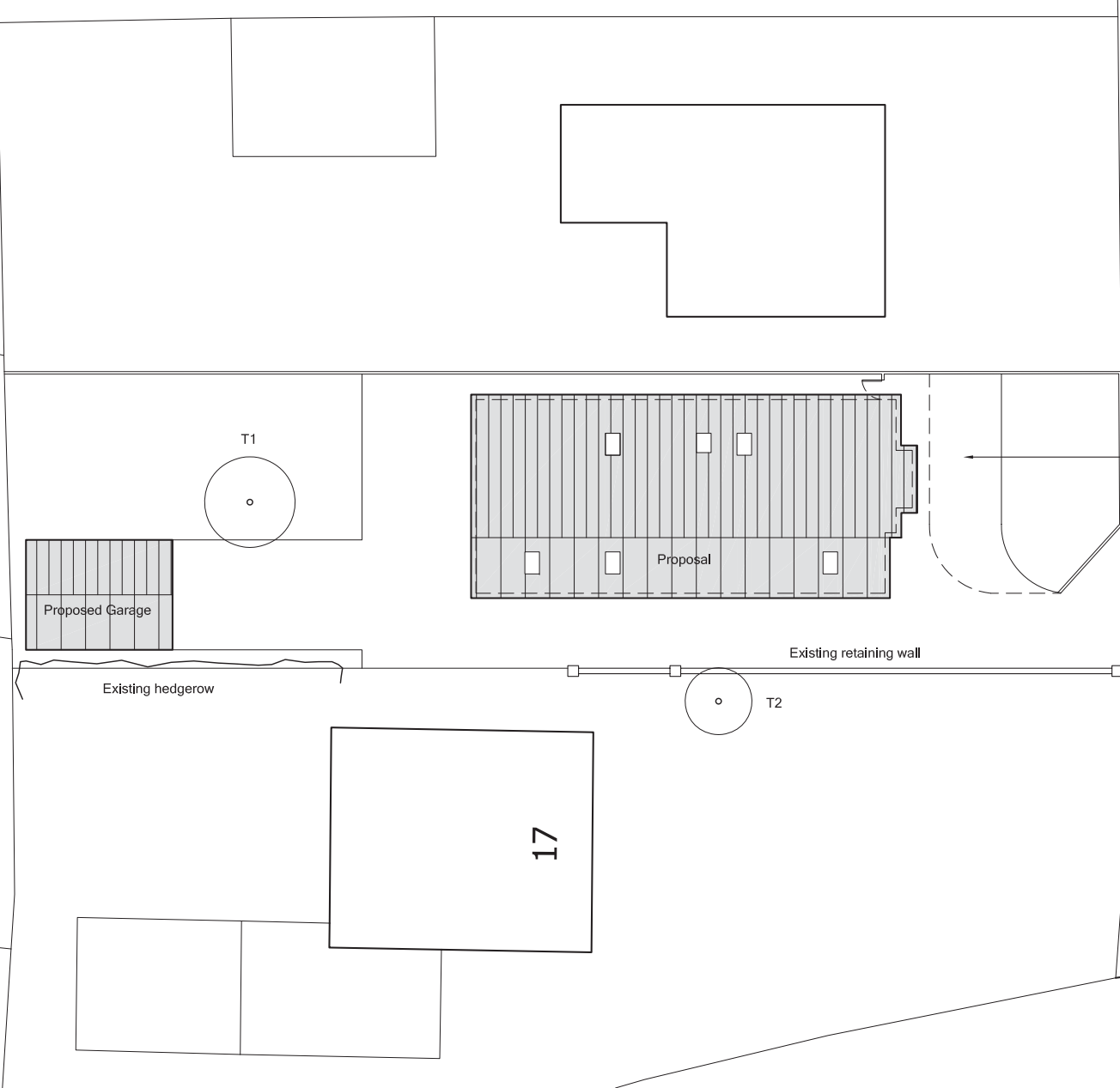
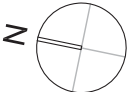
PA/2016/957

Drawn by: S Barden

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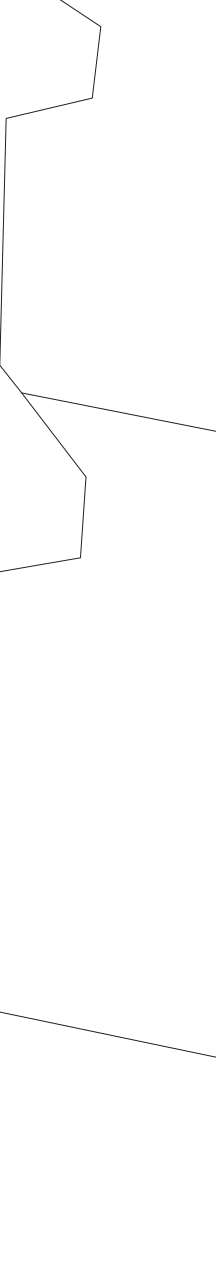
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PA/2016/957 Proposed Layout - Not to scale

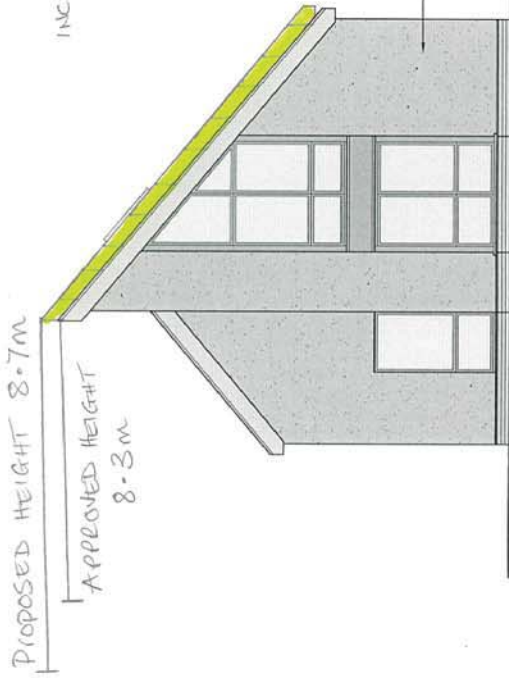


Existing drive
extended accross
front of property

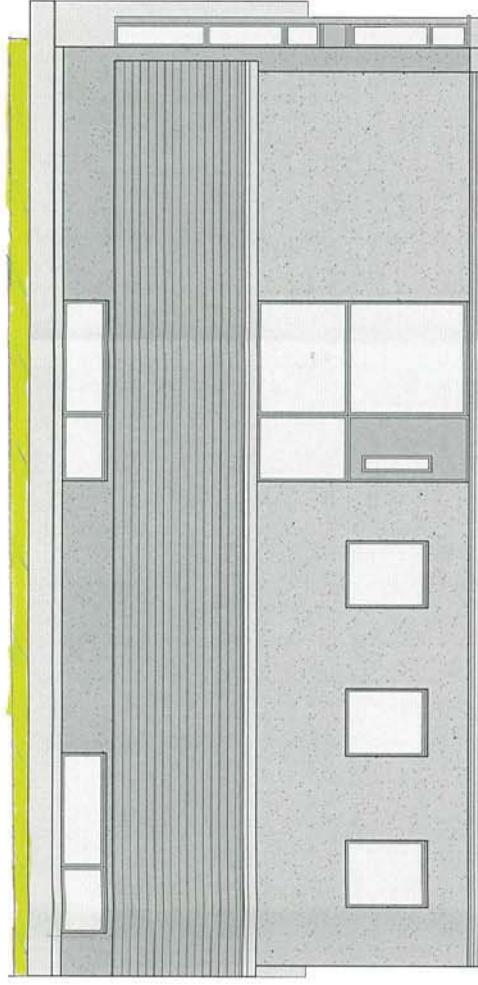
BRIGG ROAD



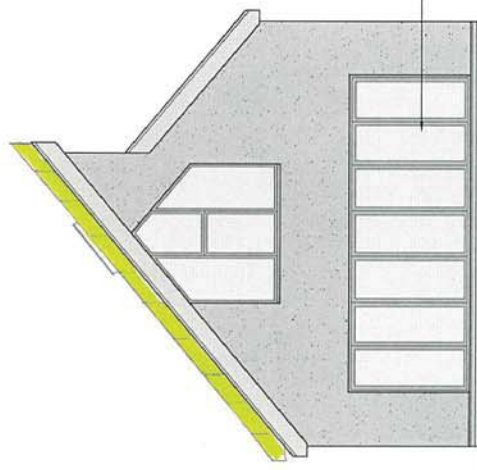
PA/2016/957 Proposed Elevations - Not to scale



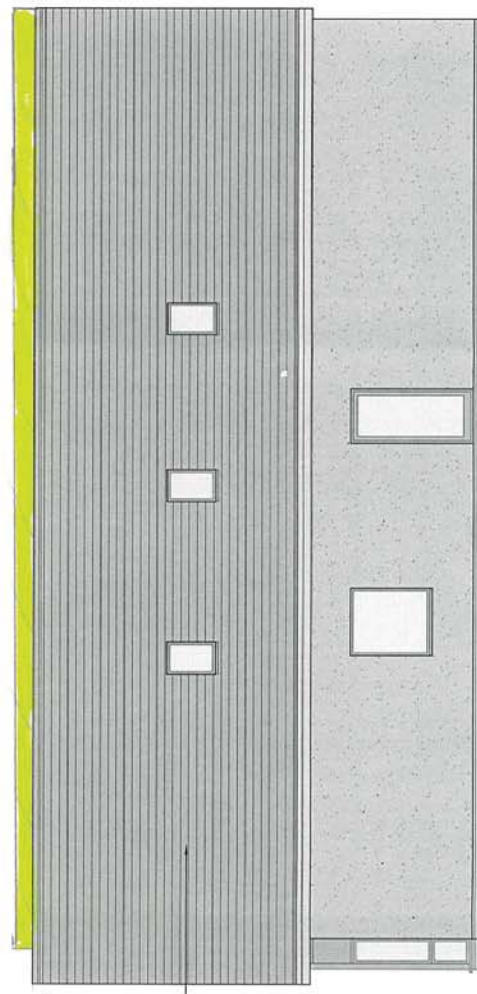
Front (South) Elevation



Side (West) Elevation



Rear (North) Elevation



Side (East) Elevation