

APPLICATION NO	PA/2016/1506
APPLICANT	Mr Michael Borrell
DEVELOPMENT	Planning permission to demolish existing garage, and construct new garage and extension to existing bungalow
LOCATION	Walcot Lodge, 28a George Street, Broughton, DN20 0LA
PARISH	Broughton
WARD	Broughton and Appleby
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee

POLICIES

Paragraph 15 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.

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.

Paragraph 58 states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should also respond to the local character and reflect the identity of local surroundings and materials, should be visually attractive and use appropriate landscaping.

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:

DS1 (General Requirements)

DS5 (Residential Extensions)

SPG1 (Design Guidelines for Home Extensions)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

Housing and Employment Land Allocations Development Plan Document (HELA DPD):

Inset Map for Broughton

CONSULTATIONS

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

Drainage Team: No comments received.

TOWN COUNCIL

No objections or comments.

PUBLICITY

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

ASSESSMENT

The application site is Walcot Lodge, 28 George Street in Broughton and is within the HELA DPD defined development limit for the settlement. Planning permission is sought for the demolition of an existing garage, construction of a new garage and erection of an extension to the existing bungalow. This application is a resubmission of PA/2015/1006 which was granted on 5 October 2015 subject to conditions. The proposed extension to the bungalow is identical to the approved scheme. The proposed garage has a slightly larger footprint, is higher and has a different roof design.

The main issues in the determination of this application are whether the proposed development is appropriate to site context and whether the proposed development would be detrimental to the residential amenity afforded to neighbouring properties.

The first part of the proposal seeks permission to construct an extension to the bungalow. The existing bungalow features a 'lean-to' style conservatory running approximately two-thirds the length of the rear elevation and a brick-built extension occupying the remaining third with a pitched tiled roof. It is proposed to demolish the conservatory and extrude the main block of the bungalow around the brick-built extension and extend a further 2 metres. The proposed rear extension will in effect form a 7 metre rear extrusion of the existing bungalow. The proposed extension will be constructed of materials to match the existing dwelling and are considered acceptable. Doors and windows are proposed to the eastern side and rear elevations. There are no concerns with regard to loss of privacy to neighbouring properties. The proposed extension is not considered to result in loss of light to neighbouring properties. This extension is identical to that which had previously been approved and is considered to be acceptable.

The second part of the proposal seeks permission to erect a detached garage to the north-eastern corner of the applicant's property. The garage the subject of this application is different to the previously approved scheme in terms of footprint, height and roof design. The proposed garage at the site is different to that previously approved.

The previously approved garage formed an 'L' shape which was 12.4 metres by 12.4 metres to the north and east side elevations and 5.8 metres to the other elevations. The approved garage was 5.6 metres to roof ridge and included a games room in the roof space.

The garage the subject of this application will form an 'L' shape as previously approved. However, the northern elevation is proposed to be 14.8 metres long with the eastern side elevation at 12.4 metres as previously approved. In terms of footprint, a structure of this size area could be considered permitted development as the application property is a large plot. The footprint of the proposed garage is therefore acceptable.

Assessment and permission is required for the height of the structure which, at its maximum, is 6.75 metres to roof ridge to the eastern roof ridge of the L-shaped structure. The roof ridge to northern portion of the structure is proposed to be 6 metres. Eaves heights to both aspects of the proposed garage are to be at 2.4 metres. The proposed roof structure will feature two pitches (55 degrees and 35 degrees) to allow for increased usable accommodation in the roof space.

Windows are proposed at first floor within the steeper portions of the roof to all elevations. Despite the roof pitch, the windows to the north and east elevations would result in loss of privacy to neighbouring properties. Conditions could be applied to secure obscure glazing which the applicant has indicated as forming part of the proposal within the supporting document.

The height of the structure and its proximity to the boundary, which is 1 metre, may result in adverse impact to neighbouring properties in terms of loss of light. Whilst no objections have been received from neighbouring properties, assessment is still required. With regard to the neighbouring property to the east, the garage structure will result in loss of light to the most northerly end of the garden in the late afternoon and is unlikely to affect windows to the property itself. It is considered that there will be no significant impact on the neighbouring property to the east.

In relation to the neighbouring property to the north the scheme does pose some concern as this property is a bungalow. The separation distance between the garage and the rear elevation of the bungalow to the north is approximately 10 metres. The applicant has indicated that there is a level difference between the two properties of approximately 1.4 metres which has been observed on site from both properties. The applicant has provided an assessment of impact upon windows to the rear elevation of the bungalow utilising the 30 degree test as outlined in SPG1. This assessment demonstrates that the proposed development passes the 30 degree test.

Notwithstanding the above light assessment, the proposed garage is due south of the neighbouring bungalow and the proposal will result in loss of light to the garden given the garage's proximity to the boundary. Furthermore, the positioning of the garage will be central against the neighbouring property's rear boundary and would form a dominant and overbearing structure. Whilst it is noted that a similar garage has been approved at the site,

it is considered that the increase in height, steeper roof pitch and the provision of a half gable would cause significant harm to the bungalow to the north when compared to the approved garage design. It is therefore recommended that permission be refused.

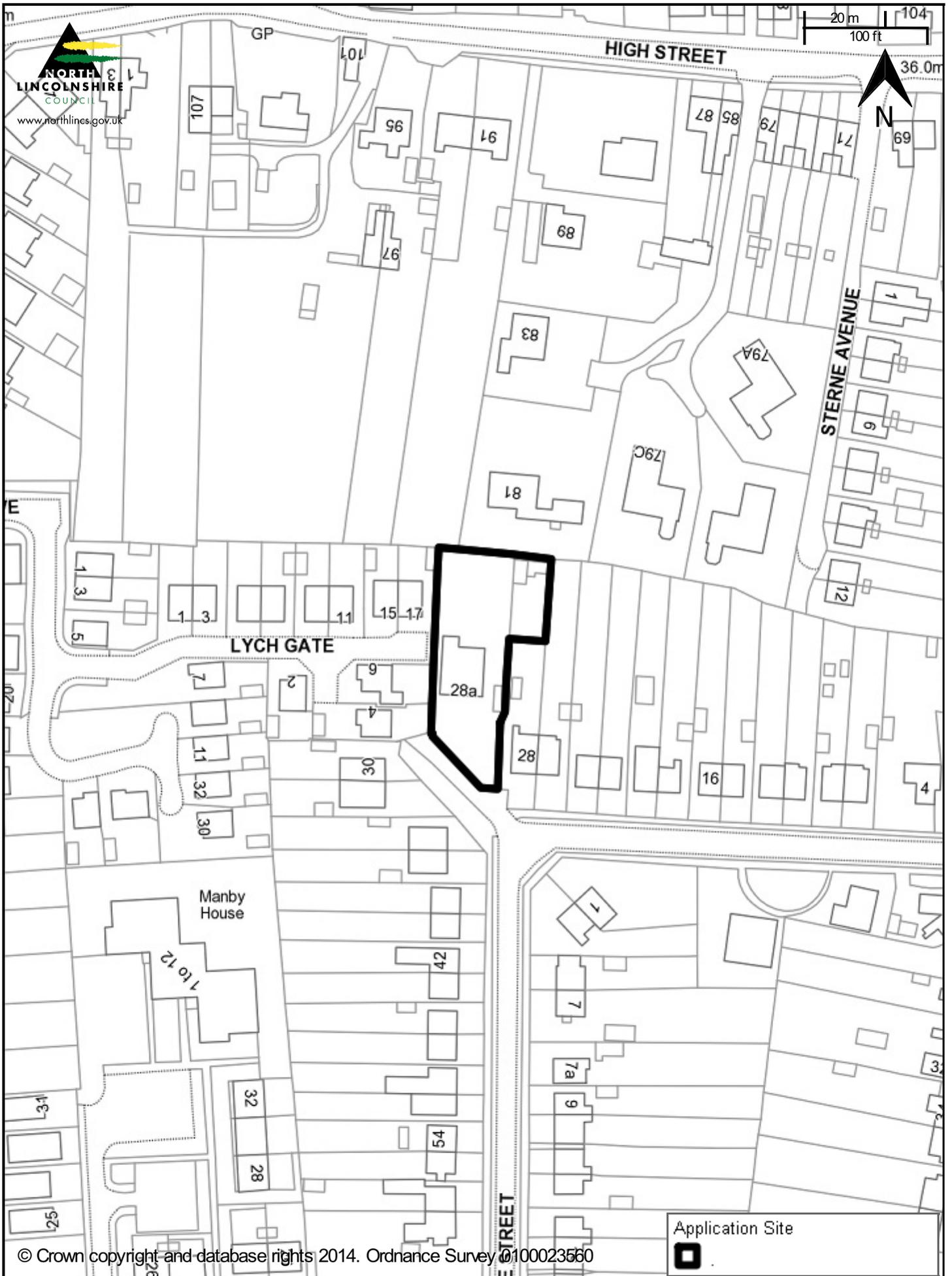
RECOMMENDATION Refuse permission for the following reason:

1.

The proposed garage is considered to be unacceptable by virtue of scale forming an overly dominant structure which would have an overbearing and thus adverse impact upon the neighbouring bungalow to the north of the application site. The proposed development is therefore contrary to saved policy DS5 of the North Lincolnshire Local Plan (2003).

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.



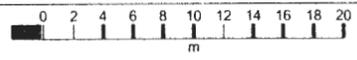
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DEVELOPMENT CONTROL SECTION

20 SEP 2016

DATE RECEIVED

Referenced to

VALUATION OVER 28a GEORGE STREET TO ACQUISITION
 PROPOSED EXTENSION AND GARAGE
 PROPOSED BUILDING PLAN

