

<b>APPLICATION NO</b>	<b>PA/2016/1867</b>
<b>APPLICANT</b>	Mr Richard Dent
<b>DEVELOPMENT</b>	Planning permission to raise the roof height of an existing dwelling to form a three-storey dwelling
<b>LOCATION</b>	Beech House, 18 Queen Street, Epworth, DN9 1HG
<b>PARISH</b>	Epworth
<b>WARD</b>	Axholme Central
<b>CASE OFFICER</b>	Leanne Pogson-Wray
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Epworth Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 states that at the heart of the NPPF 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 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), HE2 (Development in Conservation Areas), SPG1

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

## **CONSULTATIONS**

**Highways:** No objections.

**Conservation:** No objection subject to conditions.

## **PARISH COUNCIL**

Objects to the proposal on the grounds that the proposed extension, height and design would be out of character with existing dwellings and surrounding properties and would have an adverse impact on the character of the street scene.

## **PUBLICITY**

Neighbouring properties have been notified by letter. One letter of objection has been received raising the following issues:

- a three-storey building would not be in keeping with other properties in the area
- adding another floor would result in overlooking into Albion Grove properties
- the proposal would be detrimental to an established area.

## ASSESSMENT

The application property is a white rendered two-storey detached house of traditional design. It is sited just outside Epworth Conservation Area. It is proposed to erect a third-floor extension to the dwelling with three dormer windows to the front and rear. The extension would be over the majority (three bays) of the dwelling, leaving the southern part of the dwelling (one bay, above the garage) at the existing two-storey height, giving the impression of a large house with a smaller attached extension.

This application is a resubmission of PA/2016/566, which was refused on the following grounds:

“The proposed extension, by virtue of its height and design, would be out of character with the existing dwelling and the surrounding properties and would have an adverse impact on the character and appearance of the street scene. The size and layout of the proposed second floor windows appear contrived and out of character with the dwelling. As such the proposal is contrary to policy DS5 of the North Lincolnshire Local Plan which states that extensions should be sympathetic in design, scale and materials to the existing dwelling and its neighbours. Policies DS1 of the North Lincolnshire Local Plan, CS5 of the Core Strategy and the National Planning Policy Framework also relate to acceptable design and it is not considered that this proposal complies with these policies.”

**The main issues in determining this application are whether the proposed extension would be out of character with the existing and surrounding dwellings, or have an adverse impact on the amenity of neighbouring properties.**

The refused application was for a full length extension, with smaller windows at third-floor level. The height, design and character were considered unacceptable. This application has reduced the height of the extension and, with the inclusion of dormer windows and the ‘step down’ of the fourth bay, the proposal is much more in character with the style and design of the existing dwelling and other properties within the area.

Concerns have been raised regarding the potential for overlooking of the dwellings to the rear. The rear garden of the dwelling is over 40 metres long. General guidance for window to window overlooking states that 20 metres is an acceptable distance between habitable room windows. As such, with more than 40 metres between the rear of the dwelling and the garden areas of the dwellings to the rear, it is not considered that the proposal would result in a significant level of overlooking or loss of privacy.

Although there are no other three-storey buildings within Queen Street, there are a mix of styles and designs. It is not considered that the extra storey would detract from the character of the area due to the improved design. Similarly, it is not considered that the proposal would have an adverse impact on the character of the conservation area. As such the proposal is considered to comply with policies DS1, DS5 and HE2 of the North Lincolnshire Local Plan, CS5 of the Core Strategy and the provisions of the National Planning Policy Framework.

**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: 2016-04-ID-A-001 rev A, 2016-04-ID-A-004 rev C, 2016-04-ID-A-005 rev C, 2016-04-ID-A-006 rev A and 2016-04-ID-A-007.

Reason

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

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority 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 detailed scale drawings of any new windows and doors, together with material specifications, have been submitted to and approved in writing by the local planning authority and development shall proceed in accordance with the approved details.

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**

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.

