

**APPLICATION NO** PA/2017/330

**APPLICANT** Mr T Shephardson

**DEVELOPMENT** Planning permission to erect a single storey-extension

**LOCATION** Poplar View, Soff Lane, Goxhill, DN19 7NA

**PARISH** Goxhill

**WARD** Ferry

**CASE OFFICER** Andrew Willerton

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Departure from policy

## **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. For decision taking this means approving proposals that accord with the development plan without delay or where the development plan is absent, silent or out of date granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as whole or where specific policies in the Framework indicate development should be restricted.

Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 55 states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes in the countryside should be avoided unless there are special circumstances.

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 and 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.

Paragraph 196 states that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise and that the National Planning Policy Framework forms a material consideration.

Paragraph 197 states that in assessing and determining development proposals local planning authorities should apply the presumption in favour of sustainable development.

#### **North Lincolnshire Local Plan:**

RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

DS1 (General Requirements)

DS5 (Residential Extensions)

#### **North Lincolnshire Core Strategy:**

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

#### **Housing and Employment Land Allocations DPD:**

Inset Map for Goxhill

### **CONSULTATIONS**

**Highways Team:** No objection or comments to make.

**Drainage Team:** No comments received.

### **PARISH COUNCIL**

Goxhill Parish Council has been consulted and no comments have been received.

### **PUBLICITY**

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

### **ASSESSMENT**

The application site is Poplar View, Soff Lane, Goxhill. The site has previously gained approval for the same scheme under PA/2014/0059. However, the development permitted under PA/2014/0059 has not been implemented within the three year time limit and has therefore expired. Planning permission is sought for the erection of a single-storey extension which is identical to that approved previously.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003 and the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011. Material

considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (PPG).

**The main issues for consideration with regard to the determination of this application are: whether the proposed residential extensions are of acceptable scale and design with regard to location of the application site, and whether the proposed extensions would have an adverse effect on the living conditions of neighbouring properties.**

The application site is outside of any development limit as defined by the Housing and Employment Land Allocations (HELA) DPD. The site is therefore considered to be in the open countryside for the purposes of planning. Policy RD10 of the NLLP sets out specific requirements for extensions in the open countryside. The policy states that extensions will be permitted provided that the volume of the proposed extensions does not exceed that of the original dwelling by more than 20%, exclusive of the normal permitted development rights.

The property has previously been extended under PA/2009/1134. This extension increased the floorspace of the property as original by approximately 44%. The extension proposed by this application would increase the footprint of the property as existing by a further 87%. This would represent an extension of more than a 100% increase in floorspace when compared to the original building on the site. Whilst the floorspace increase is likely to result in an increase in volume over 20% of the original dwelling as stipulated by NLLP policy RD10, this must be assessed as an increase excluding those that could occur under permitted development (development that does not require planning permission).

Current permitted development rights are extensive and more generous than those that were in force at the time the NLLP was written. Under the permitted development regulations today, the property could extend off the full length of the original rear elevation by 4 metres and off both the original side elevations to a depth of no more than half that of width of the original dwelling. These theoretical extensions are likely to result in a similar volume increase to those proposed by this application. However, the precise figure is unknown.

Although the proposed extensions are large in scale, they are single-storey and of a design that has regard to the host property. The proposed extensions are not considered to adversely affect the living conditions of neighbouring properties or result in visual harm to the open countryside as the property is well screened due to fencing and high level laurel hedging. It is highlighted that this development was granted planning permission in 2014 and various policies governing development in the open countryside and design have not changed. The development is considered to be acceptable in planning terms and would not harm neighbouring properties or the open countryside. Therefore this application is 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: 1140/003 and 1140/004.

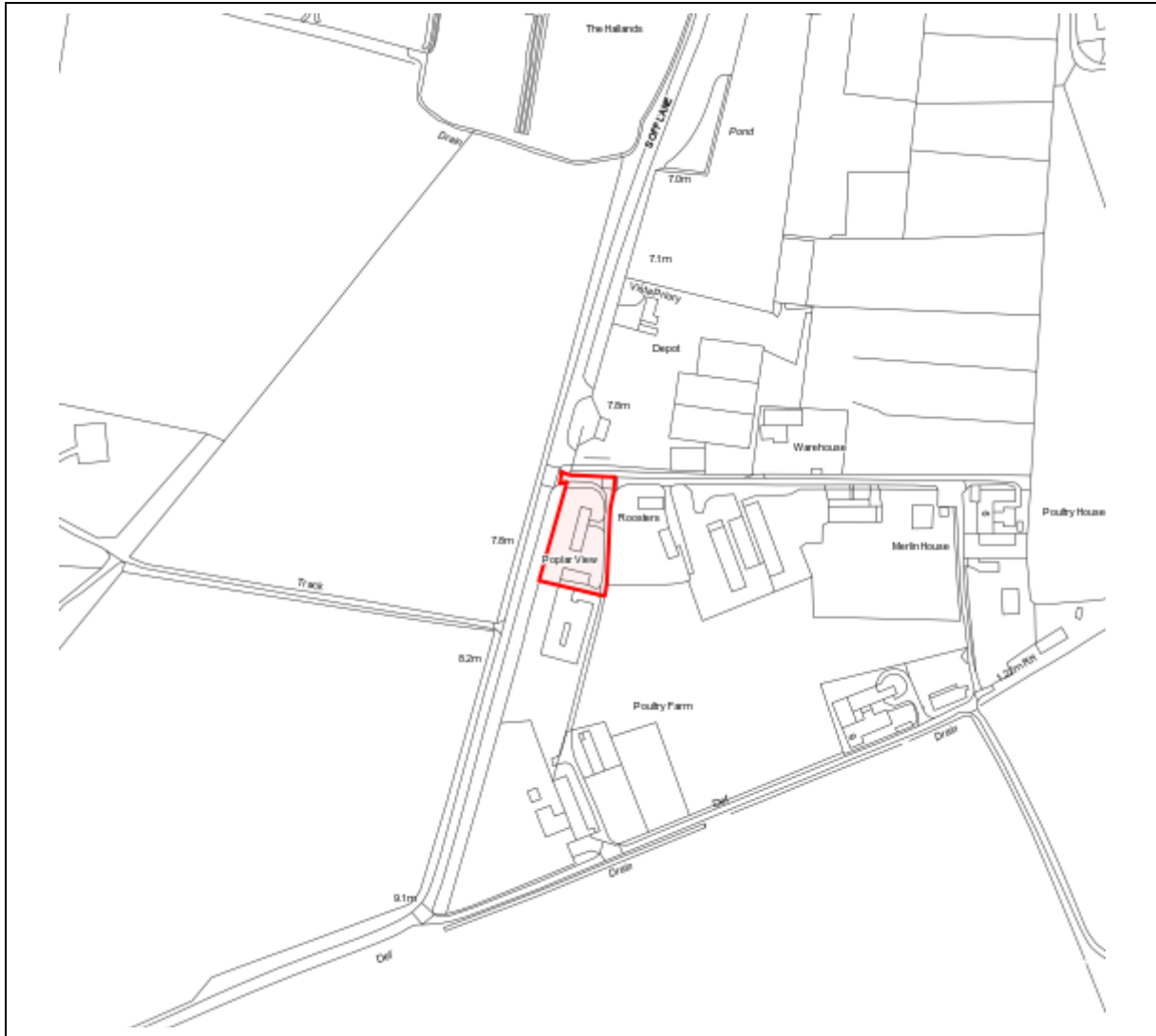
Reason

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.

**PA/2017/330 – Site Location**

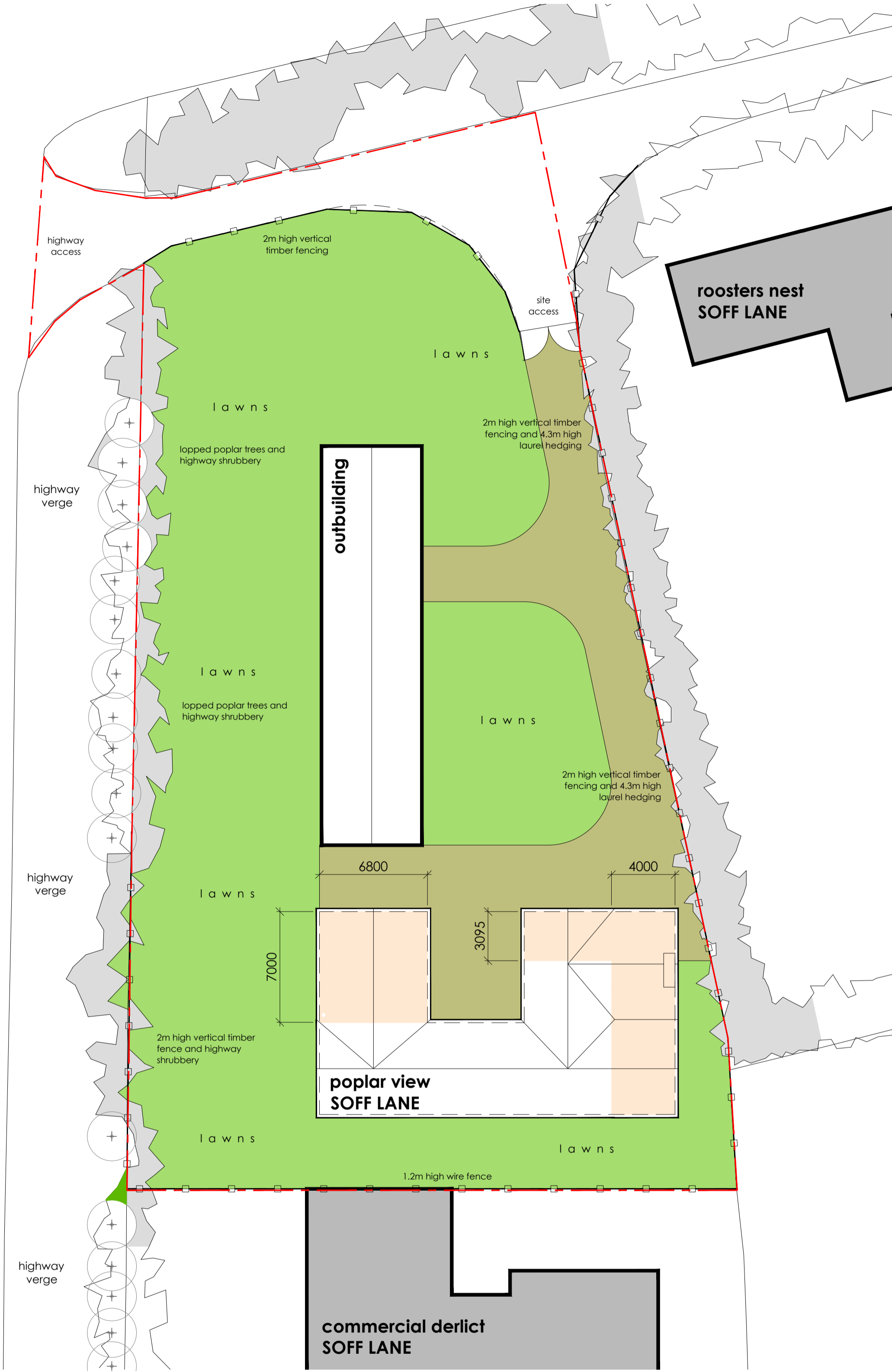


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1140 / 004 : site plans



existing site plan  
scale 1:200



proposed site plan  
scale 1:200

notes  
This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.  
This drawing is copyright and remains the property of Philip Bingham Associates.  
All foundation details and requirements are to be determined on site by the building inspector.  
Drainage routes are assumed and are to be confirmed by the builder during construction.

- site boundary line
- fencing (existing and proposed - noted accordingly)
- existing hedging and small shrubs
- proposed hedging and small shrubs
- existing trees (refer to arboricultural report where issued)
- proposed trees (refer to arboricultural report where issued)
- existing site levels
- proposed site levels
- proposed finished floor levels
- building regulations required escape window

PLANNING ISSUE

A	issued for PLANNING	21 January 2014	PLB
rev		date	by
client			
Mr. T Shephardson Poplar View, Soff Lane, GOXHILL			
project			
Proposed Single Storey Extensions Poplar View, Soff Lane, GOXHILL			
drawing			
Site Plans Existing and Proposed			
drawn by	PLB	date	18 December 2013
checked by	TS	sheet	A1 as noted
drawing number	1140 / 004	rev	A PLANNING

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