

<b>APPLICATION NO</b>	<b>PA/2017/430</b>
<b>APPLICANT</b>	Mr Kevin Scott
<b>DEVELOPMENT</b>	Planning permission to install dormer windows and erect a garage with annex above
<b>LOCATION</b>	West End Grange, Epworth Water Gardens, West End Road, Epworth, DN9 1LA
<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, DS5, LC14, RD2, RD10

**North Lincolnshire Core Strategy:** CS5

## **CONSULTATIONS**

**Highways:** No objections.

**HER:** The site is within an Area of Special Historic Landscape Interest, however no adverse impact on the character or setting of the heritage asset.

## **TOWN COUNCIL**

Object to the proposal on the grounds that the original planning permission was granted with an agricultural tie and there is no record of the removal of this. The proposed development would provide potential for a second residential dwelling on site.

## **PUBLICITY**

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

## **ASSESSMENT**

The application property is a large modern detached house erected as an 'agricultural' worker's dwelling tied to the associated fish farm. There is a condition on the original planning application (PA/2003/1260) restricting occupation of the dwelling to a person employed or last employed in the associated fish farm. The house is a large, two-storey dwelling set back and well screened from the main road. This application seeks permission to install dormer windows to the rear elevation and to erect a detached garage with ancillary accommodation above.

**The main issue in determining this application is whether the proposed annex would result in a separate unit of accommodation in this open countryside location.**

The proposed dormer windows in the rear elevation are three relatively small dormer windows, which would fall under permitted development regulations. There are no close neighbours which would be affected by the dormer windows. As such these windows are considered to comply with the above policies and are considered acceptable.

The proposed garage would comprise a double garage at ground floor level with accommodation within the roof space. This accommodation would be an open plan lounge/kitchen and a bedroom with en-suite. The accommodation provided is not what would be associated with a separate dwelling and would not easily be separated from the main house. The garage would be erected adjacent to the existing dwelling giving a very close physical link. This close physical proximity would further restrict any potential separation of the unit as a separate dwelling.

The 'agricultural' tie on the dwelling is not a material planning consideration. This tie does not prevent ancillary use of the garage building. Any use of the building as a separate dwelling would require planning permission. Each case is judged on its own merits, however, allowing this proposal would not give any weight to an application for a new dwelling in this location.

The site is within the open countryside and policy RD10 therefore applies. The proposed garage is well linked to the main house and would not exceed the permitted criteria in terms of volume and size.

The garage and dormer windows are well designed to be in keeping with the existing property and would not have any adverse impact on the character of the area or on the open countryside. There is not considered to be any adverse impact on the Area of Special Historic Landscape and the proposal is also therefore considered to comply with policy LC14 of the local plan.

**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: 3 of 5, 4 of 5 and 5 of 5.

Reason

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

3.

The materials used in the construction of the garage shall match those of the main dwelling in terms of size, colour and texture, unless otherwise agreed in writing by the local planning authority.

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.

The annexe hereby approved shall only be used as ancillary accommodation to the dwelling known as West End Grange and shall at no time be sold, let or otherwise occupied as a separate unit of accommodation.

Reason

For the avoidance of doubt and to prevent the establishment of a separate unit of accommodation in the open countryside in accordance with policy RD2 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.

# PA/2017/430 – Site Location



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Block Plan

Not To Scale

PROPOSED  
GARAGE

**Westend Grange**

