

**APPLICATION NO** PA/2017/1692

**APPLICANT** Mr Mark Glew

**DEVELOPMENT** Planning permission to erect a two-storey side extension with conservatories to the front and side

**LOCATION** Crosshill Farm, Belshaw Lane, Belton, DN9 1PF

**PARISH** Belton

**WARD** Axholme Central

**CASE OFFICER** Scott Jackson

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

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

## **POLICIES**

**National Planning Policy Framework:** 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.

**North Lincolnshire Local Plan:** Policies DS1, DS5, RD2, RD10 and LC14 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5 and CS6 apply.

## **CONSULTATIONS**

**Highways:** No objection.

**Isle of Axholme and North Nottinghamshire Water Level Management Board:** The board's consent is required for any works which increase the flow or volume of water to any watercourse within the board's district and a condition is recommended for the provision and maintenance of a surface water drainage system.

**Historic Environment Record:** The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14). Crosshill Farm is an historic farmhouse dating from the Victorian period, as such it is a heritage asset of local historic value that contributes to the character of the settlement of Carrhouse, and the setting of the Special Historic Landscape. It is important that the design and building materials are appropriate to the area, otherwise the development will adversely affect the character of the historic landscape and its setting contrary to LC14 and other policy. Following receipt of an amended plan the previous objection is removed.

## **PARISH COUNCIL**

No objection.

## **PUBLICITY**

A site notice has been displayed; no comments have been received.

## **ASSESSMENT**

The application site is a two-storey detached cottage located on the corner of Belshaw Lane and Carrhouse Road. The dwelling is located outside the defined settlement boundary, within the open countryside. The existing house is constructed from brick with a smooth white render finish and a clay red pantile roof. Planning permission is being sought to erect a two-storey extension to the side of the dwelling and a conservatory to each of the front and rear elevations.

The main issue in the determination of this planning application is the principle of development (incorporating impact on the character and appearance of the countryside).

### **Principle**

The application is for the erection of a two-storey extension to the side of this detached property and the erection of conservatories to both the front and side of the extension. The house is located outside the defined settlement boundary for Belton within the open countryside. Policy RD10 of the North Lincolnshire Local Plan therefore applies which sets out the criteria for extensions to properties in the countryside. Policy RD10 states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;
- all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

In this case it is acknowledged that the proposal represents more than 20% additional volume (122%) to the existing dwelling and will add significantly more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. Notwithstanding the volume permitted under policy RD10, it doesn't take into account permitted development rights and the applicant could therefore extend the property to a significant amount if they chose to exercise those permitted development rights. However, the intention of this policy, and the volume restriction set out within it, is to protect the character of the open countryside. However, the proposed extension is to be located to the side of the dwelling and will respect the proportions, scale and height of the original house. It will extend to the side of the house and the main bulk of the extension will be set back 0.5 metres from the principal elevation facing towards Carrhouse Road; this ensures the extension is subservient and the principal elevation remains legible within the street scene. The plans have been amended with the two-storey extension no longer dominated by a flat conservatory roof and the extension set back to allow visual differentiation between proposed and existing built development. The plans also show that the extension will be constructed from red brickwork a red clay pantile; this ensures visual assimilation with the existing house which is red brick in its appearance

under the white render which is to be removed (in accordance with the planning application form). Notwithstanding the details submitted within the planning application form, it is considered prudent to recommend a condition requesting details of the external materials of construction; this will allow the local planning authority to ensure consistency of appearance with the existing dwelling.

Views of the proposed extension from the surrounding landscape will be available from approaching the site along Carrhouse Road; however, this view will be of a subservient addition to the side of the dwelling and of built development set against the built framework of the dwellings located along Carrhouse Road and Belshaw Lane (some of which are large, detached dwellings). The house in its extended form will not be viewed as an isolated form of built development; it will be viewed in a landscape which is characterised by large detached dwellings, two of which are modern in their appearance and located directly to the north of the site. It is noted that this dwelling is located within the Isle of Axholme Area of Special Historic Landscape; however, the plans have been revised (in consultation with the Historic Environment Record) to ensure that the design, scale and appearance of the extensions is proportionate to the existing house and, given the position adjacent to a number of existing large dwellings, the proposal is not considered to result in an incongruous or discordant feature in the rural scene and is not considered to adversely affect the setting, character and appearance of the Area of Special Historic Landscape.

The plans show that the first-floor bedroom windows will have an outlook onto the applicant's rear garden and towards the highway to the east; therefore the proposed extensions are not considered to result in loss of residential amenity. There is sufficient garden retained to the side and rear of the property for the personal enjoyment of the applicant.

**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: 170906 01, 170906 02A, 170906 03, 170906 04, 170906 05C and 170906 06C.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development 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.

**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.



LC14 Area of Special Historic Landscape Interest



PA/2017/1692



PA/2017/1692



**AMENDED**

**NOTES**

**DRAWING PURPOSE**  
 Drawings are design intent only, prepared for the purposes of obtaining Town & Country Planning Permission and Building Regulation Plan Check Approval only as appointed by the client. Any work carried out before these approvals have been granted will be strictly at the clients own risk.

Contractor to check and clarify all levels, dimensions, electrical and drainage specification / construction prior to any works on site and bring to the clients attention any variations or deviations for written confirmation before being carried out on site.

All materials shall be fixed, applied or mixed in accordance with all of the manufacturers instructions, recommendations & specifications. All materials shall be fit for the purposes that they are to be used for.

**QUANTITIES / COSTING**  
 The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities / Building Control, whether or not indicated on the drawing or in the specification.

**BOUNDARIES / PARTY WALL ACT**  
 The client is responsible for providing the architect with correct site boundary/ ownership definitions, any covenants or easements relating to the site. The Architect will assume site boundaries as clearly defined, unless otherwise informed by client.

Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work. Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996). Explanatory booklets can be obtained free of charge on the Government website.

**LEGISLATION / OTHER CONSULTANTS**  
 Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of the architect. This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made.

Contractor shall discharge any conditions detailed in the approved planning decision notice, ensuring pre-commencement conditions are discharged and approval recieved in writing from the council before any works start on site.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE CHECKED ON SITE. IF IN DOUBT ASK.

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status: <b>PLANNING</b>		
client: <b>MR GLEW</b>		
project: <b>CROSSHILL FARM</b>		
title: <b>PROPOSED SITE PLAN</b>		
scale: <b>1:500 @ A3</b>	date:	
project no.: <b>170906</b>	number: <b>02</b>	rev: <b>A</b>