

<b>APPLICATION NO</b>	<b>PA/2009/0448</b>
<b>APPLICANT</b>	Mr S Larkin
<b>DEVELOPMENT</b>	Planning permission to erect a sun room and detached domestic garage
<b>LOCATION</b>	Rose Cottage, Holme Lane, Holme
<b>PARISH</b>	<b>HOLME</b>
<b>WARD</b>	Ridge
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor Poole) – significant local interest with regard to road safety, the distance from the application access point to Holme Lane
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> <li>(i) The design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area.</li> <li>(ii) The design and layout should respect and, where possible, retain or enhance the existing landform.</li> <li>(iii) No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing.</li> <li>(iv) Amenity open space should be retained where possible.</li> <li>(v) No pollution of water, air or land should result.</li> </ul> <p>Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing,</p>

overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

**CONSULTATIONS**

**Highways:** No objections.

**PARISH COUNCIL**

No objections.

**PUBLICITY**

Neighbouring properties have been notified and one letter has been received objecting on the following grounds:

- noise created by the movement of vehicles to and from the proposed new garage
- light disturbance caused by vehicle headlights shining into the objector's kitchen

**ASSESSMENT**

Planning permission is sought to erect a sunroom and a detached domestic garage on land belonging to Rose Cottage, Holme Lane, Holme. The proposed sunroom and extension to the original dwelling would be to the rear elevation; the proposed detached domestic garage would be to the front of the dwelling located near to the main road and opposite the dwelling known as Fairlawn.

**The main issues to consider when determining this application are whether or not the siting of the proposed domestic garage would adversely affect the living conditions of the neighbouring property.**

The proposed rear extension to Rose Cottage does not cause any concern in relation to its impact on surrounding properties. This report relates solely to the proposed detached garage.

The garage will be single-storey with the ability to store two vehicles and will be located adjacent to the property known as Fairlawn. The existing mature 2 metre hedge will be opened up to provide access to the proposed new garage. Since this application was deferred at the last committee, the proposed access to the garage has been moved south so as not to impact upon the neighbouring property's window serving the kitchen. In relation to the objections raised, it is considered, due to the nature of the development and the fact that the entrance has been moved, coupled with the knowledge that there is a mature 2 metre high hedge in place, that disturbance from light pollution will not justify a refusal. Again, with the residential nature of the site, it is also considered that the location of the new garage will possibly lessen the impact of vehicles running up the lane to the existing garage to

the rear of Rose Cottage, as vehicles will only be driving upto the front. Highways themselves have no objections to the proposal in principle, therefore it is considered difficult to justify a refusal on those grounds also.

In conclusion, it is considered that the location of the garage would not adversely affect the living conditions of the adjacent property and the proposal is therefore recommended for approval in accordance with policies DS1, DS5 and SPG1 of the North Lincolnshire 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.

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

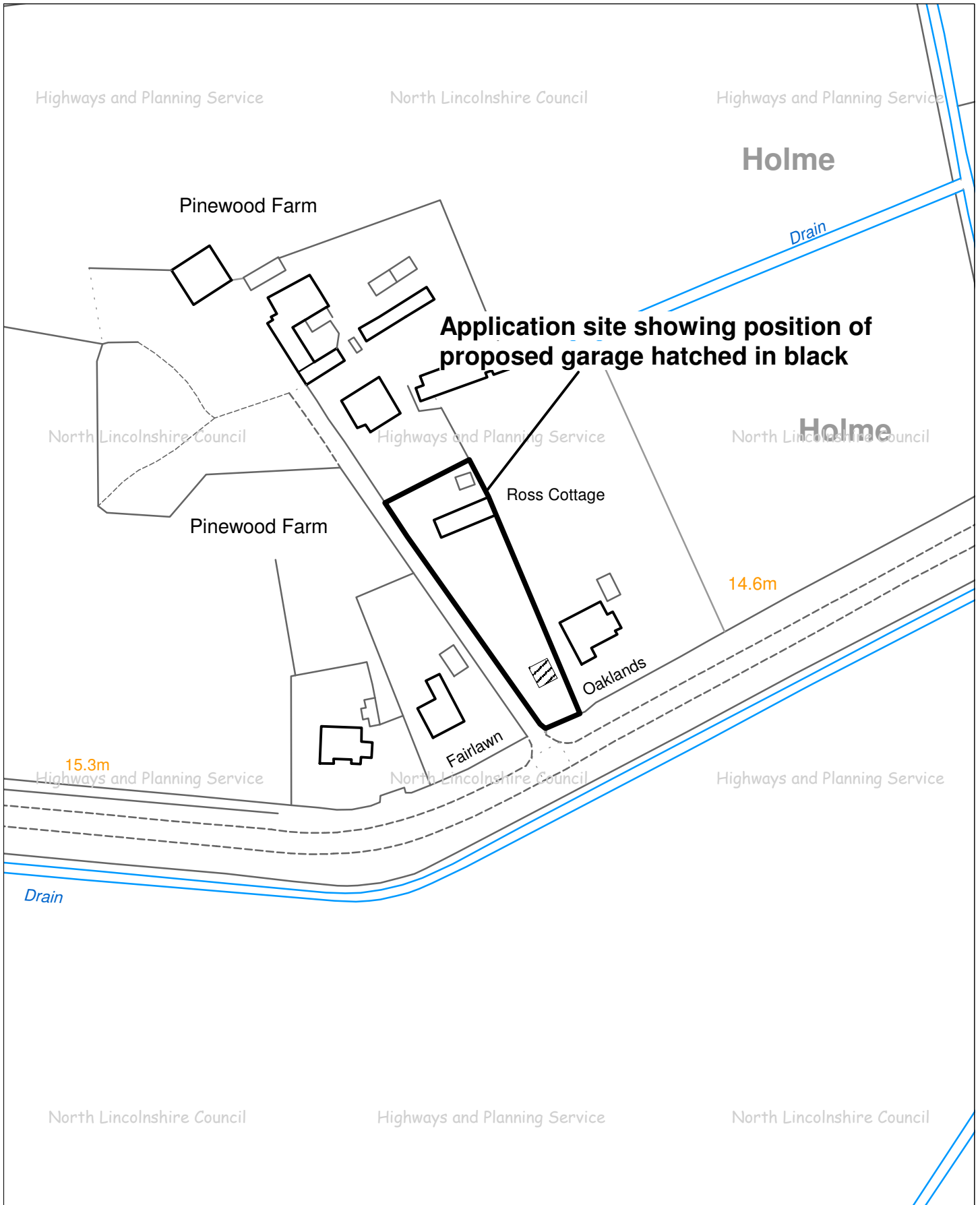
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

The existing mature hedge along the western boundary of the application site shall be retained at a minimum height of 1.8 metres between points A and B shown on the attached plan.

#### Reason

To ensure no loss of residential amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0448

OS Grid Ref: SE92350692

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Scale: 1:1250

Date: 04/06/2009



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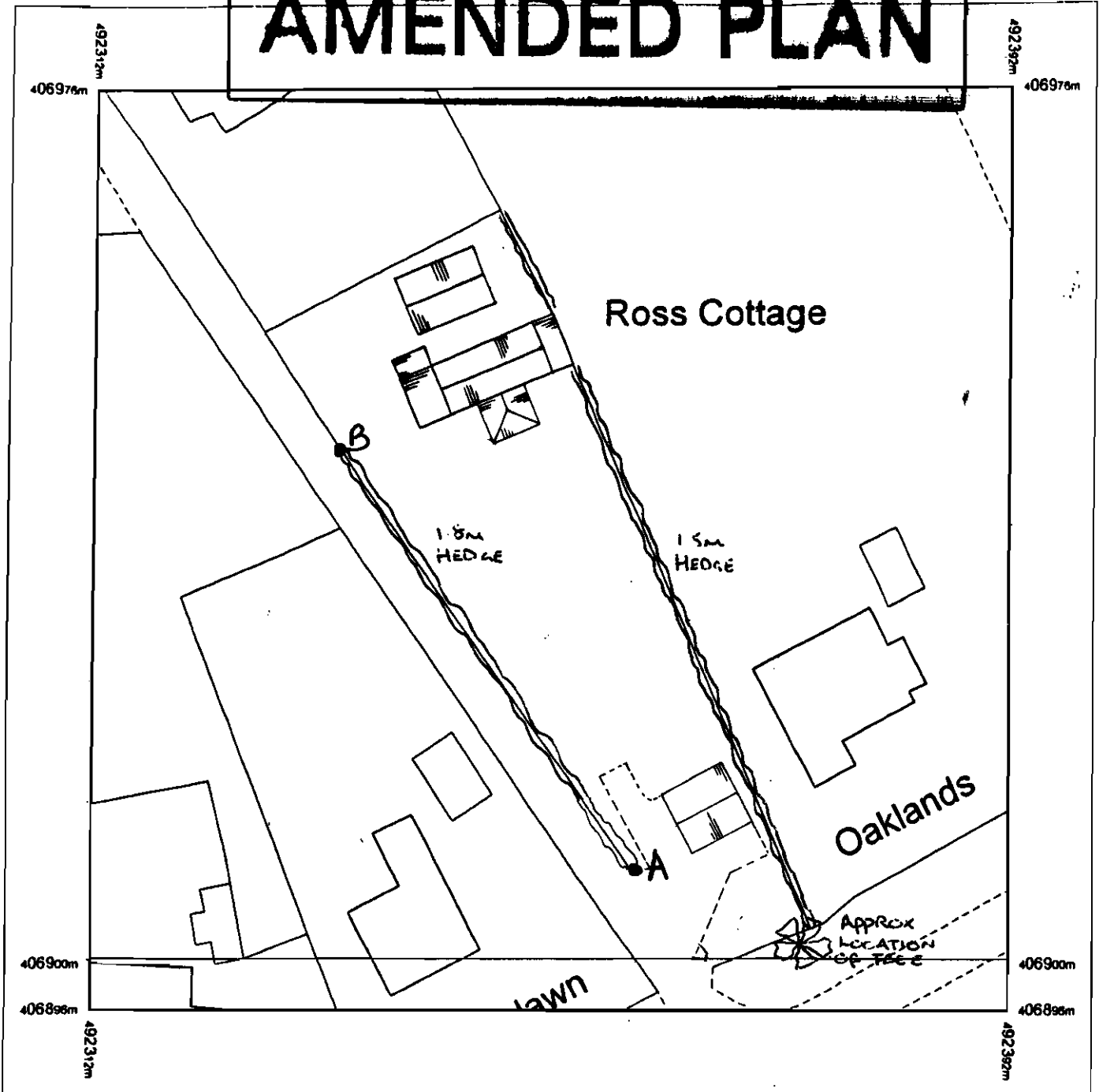
**Highways and Planning Service**

Service Director,  
G Popple

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# AMENDED PLAN



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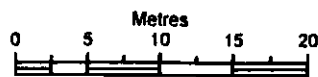
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DEVELOPMENT CONTROL SECTION

- 1 JUL 2009

DATE RECEIVED

Referred To

PROPOSED - REV 'A'