

APPLICATION NO	PA/2009/0505
APPLICANT	Mr & Mrs S & R Jackson
DEVELOPMENT	Planning permission to erect a two-storey side extension
LOCATION	55 Abbey Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) provides general design guidance for all new development.</p> <p>Policy DS5 (Residential Extensions) permits extensions to residential properties providing that the proposals are sympathetic in design, scale and materials and the impact on neighbours is acceptable in amenity terms.</p> <p>Supplementary Planning Guidance Note 1 (Home Extensions) also applies. This document provides detailed designed guidance in relation to residential extensions.</p>
CONSULTATIONS	Highways: No objections.
PUBLICITY	<p>Neighbouring properties have been notified. Six letters of objection have been received raising the following material planning issues:</p> <ul style="list-style-type: none"> • the extension is too large • it is out of character • the extension too cramped in the street scene • loss of openness • loss of light

- the extension would alter the character of the street scene into a terrace
- it would be overbearing and intrusive
- overlooking
- there would be no access to the rear of the dwelling

ASSESSMENT

The application is for a two-storey side extension to an existing semi-detached dwelling. The extension would be located approximately 0.5 metre from the boundary with the adjoining property. The extension would form a carport at ground floor level and a bedroom with en suite at first floor level. The site is surrounded by other residential properties on all sides.

The main issues associated with this case are whether this type of extension is considered acceptable in principle in this location, and if so, whether the impact the extension would have on the character of the building, the amenity of neighbours and the amenity of the locality is also acceptable.

The site is located within the Scunthorpe urban area where extensions are considered to be acceptable in principle. The proposed extension has been designed to be in character with the existing dwelling in terms of the continuation of the gable roof, and facing bricks and tiles would match the existing dwelling. The extension is not considered to be too large or out of proportion with the existing dwelling on the site. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan in terms of being in character with the existing dwelling.

The extension would be located 0.5 metre from the boundary of the dwelling. This road is characterised by semi-detached dwellings. It is accepted that the proposal would reduce the spacing between numbers 55 and 57 Abbey Road. However, due to the extension being set in from the boundary and the existing spacing around number 57 Abbey Road, it is not considered that a terracing effect would occur in this location. It is therefore considered that the extension would not be out of character with the street scene. This aspect of the proposal also accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

In terms of impact on adjoining dwellings, it is accepted that the extension would be visible. The property to the

west (57 Abbey Road) has a small secondary window at ground floor level which is screened by the existing 1.7 metre close-boarded fence located down the boundary. At first floor level is a small obscure-glazed window. It is therefore considered that no demonstrable loss of light would be caused to this property.

No habitable windows are proposed in the side elevation of the proposed extension. Planning conditions can be used to ensure no additional windows are placed in this elevation. Located in the proposed rear elevation would be an en suite window at first floor level. Planning conditions can also be used to ensure that this window would be obscure- glazed. The proposal would not overlook the adjoining property any more than the existing situation on site. Due to the position and size of the extension on the site no overshadowing of adjoining properties would occur. The impact on the amenity of neighbours is also considered to be acceptable and accords 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.

Before the extension is first occupied the en suite bathroom window in its southern wall shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

3.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order re-enacting that order with or without modification), no new window openings shall be created in the western wall of the extension other than those shown on the submitted plan.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

