

APPLICATION NO	PA/2009/0603
APPLICANT	Mr S Addlesee
DEVELOPMENT	Planning permission to erect a two-storey extension
LOCATION	Tinkers Cottage, Sandtoft Road, Westgate, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:</p> <ul style="list-style-type: none"> (i) the replacement dwelling would not exceed the volume of the original dwelling which it is to replace by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation; (ii) 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; (iii) 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 (iv) 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.

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:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (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;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

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, 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. No objections have been received.

ASSESSMENT

Planning permission is sought for the extension of the property known as Tinkers Cottage, Sandtoft Road, Belton. The proposed extension would create a new lounge at ground floor and two new bedrooms at first floor, and measures some 12 metres long by 4 metres wide.

The main issues to consider when determining this application are whether or not the proposed extension breaches planning policy and whether or not it would adversely affect the privacy of adjoining properties.

Tinkers Cottage is a modest two-storey, one-bedroomed dwelling located just off Sandtoft Road, Belton. The impact the existing dwelling has is negligible and in relation to surrounding properties it has some quaint rural features.

Nevertheless, the proposed extension more than doubles the size of the existing dwelling yet only creates an additional two bedrooms. Policy RD10 states that normally permission will only be granted for extensions to dwellings in the open countryside that are no more than 20% larger than the volume of the original dwelling. In the case of Tinkers Cottage, to limit the extension to just 20% would barely create a new bedroom. It is considered in this case, therefore, that an exception can be made to policy RD10 to allow the extension.

Additionally, the proposed extension does not give rise to any other concerns in relation to overlooking and/or overshadowing and satisfies policies DS1 and DS5 of the North Lincolnshire Local Plan.

In conclusion, it is considered that, due to the size of the existing dwelling and its location, the proposed extension is acceptable in relation to policies DS1 and DS5 and, whilst the proposal clearly does not comply with policy RD10, the local planning authority is mindful to disregard the 20% limit on extensions to dwellings in the open countryside.

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.

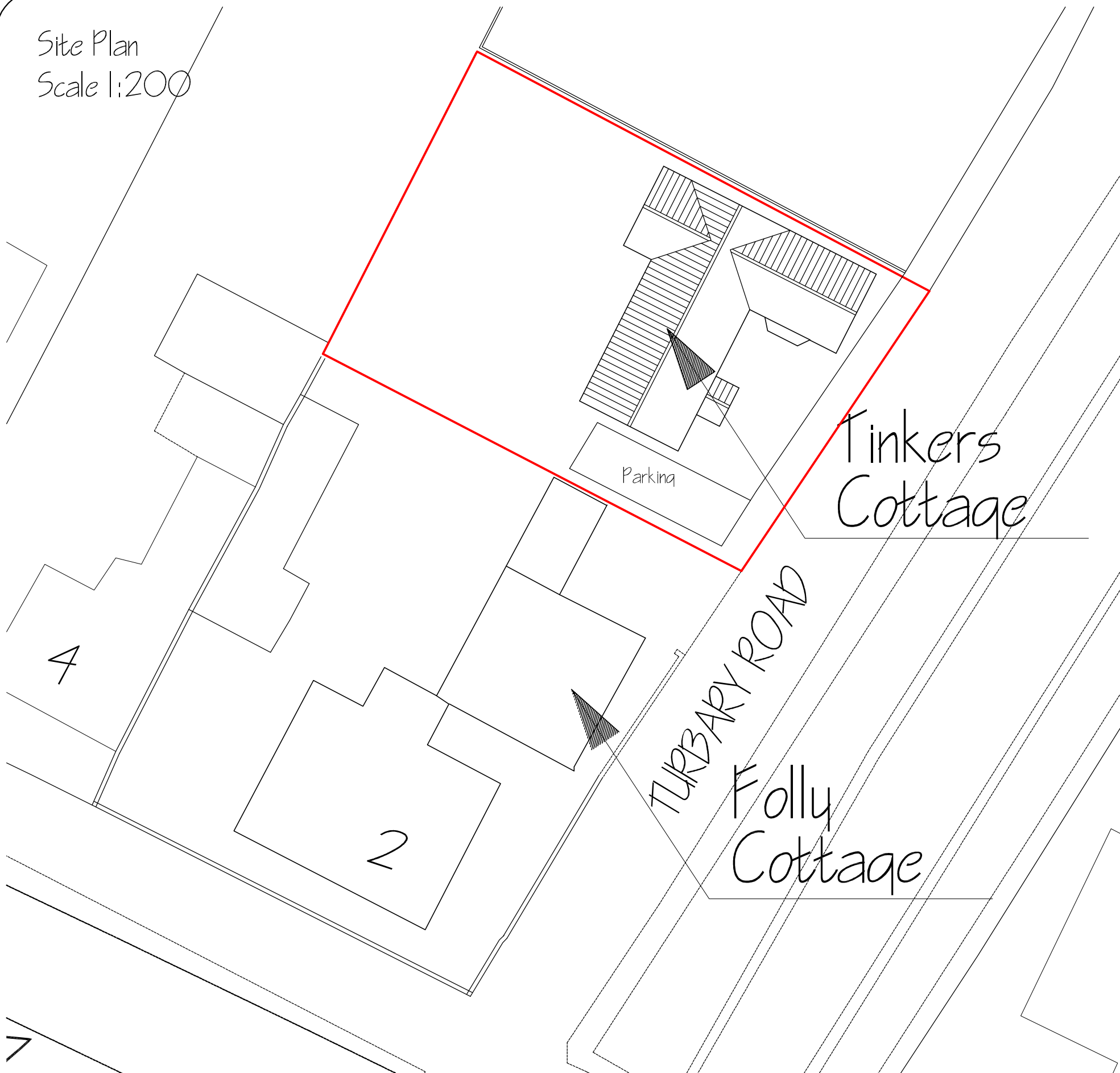
2.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

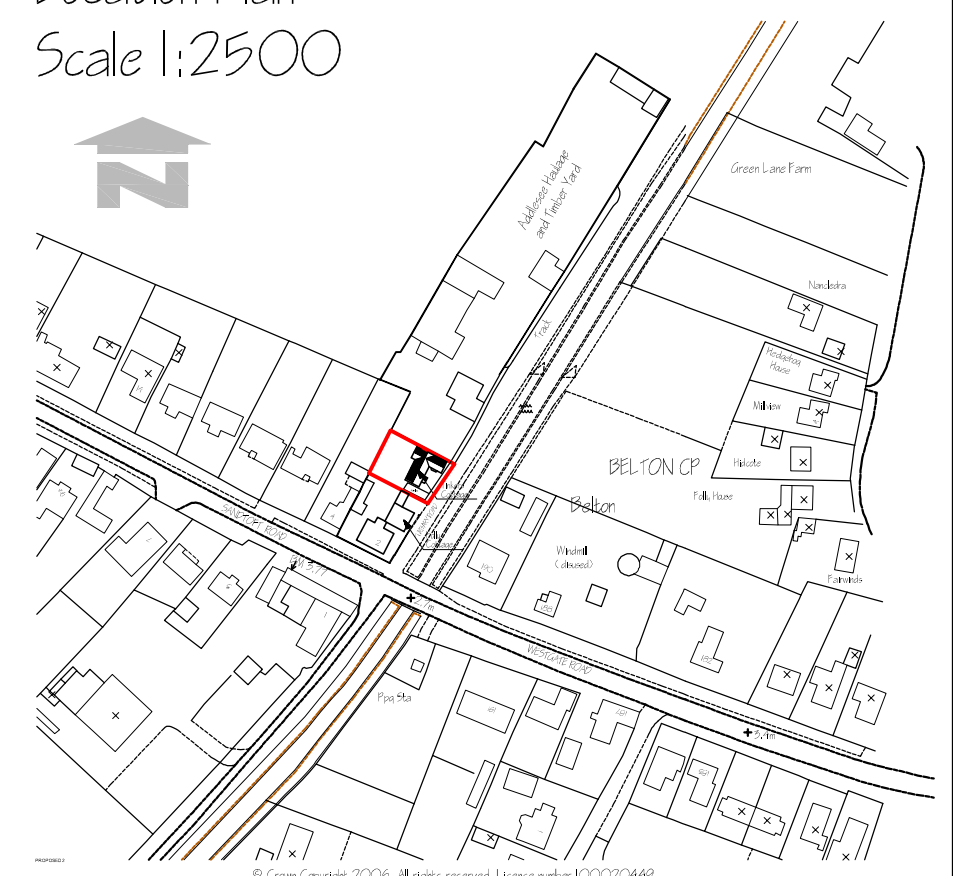
Reason

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.

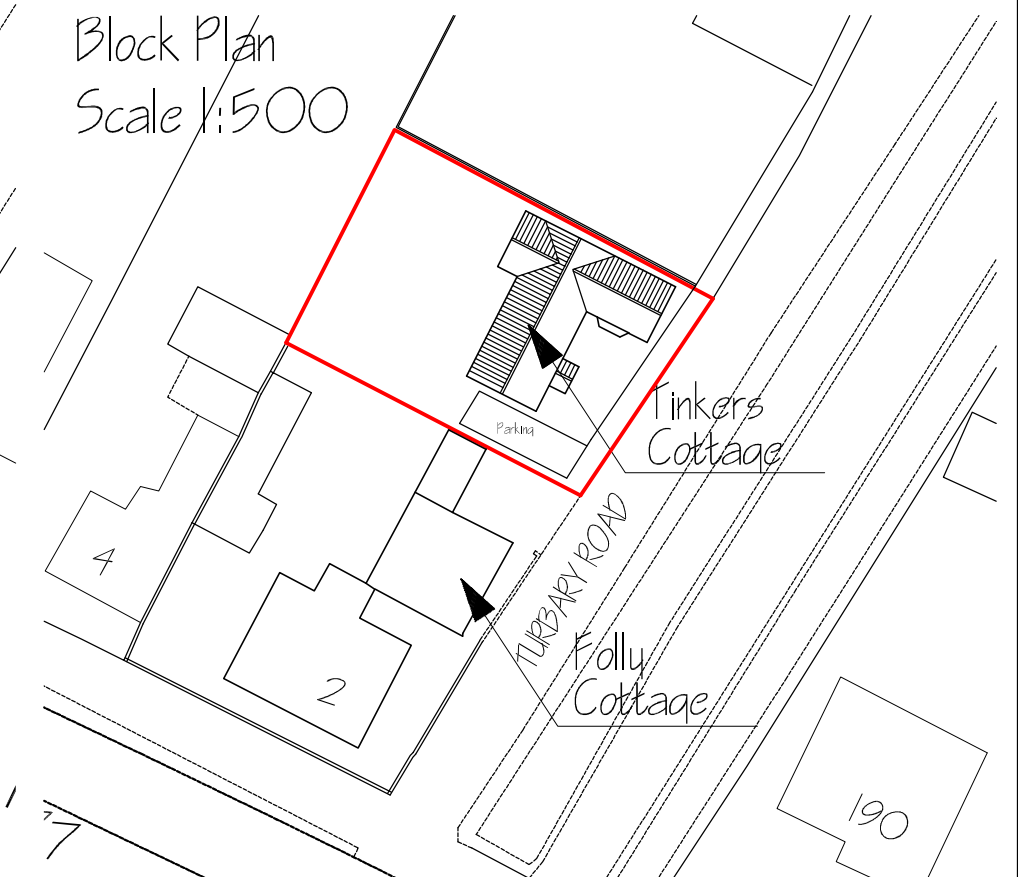
Site Plan
Scale 1:200



Location Plan
Scale 1:2500



Block Plan
Scale 1:500



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Client	Mr S Addelee		
Date	21/5/09	Dwg No	4 of 4
Scale	As plan	Ref No	638Tinker

Proposal
Drawing

Two Storey Extension at
Tinkers Cottage, Turbary Road, Belton
Site, Location & Block Plans

