

APPLICATION NO	PA/2009/0702
APPLICANT	Mr M Wood
DEVELOPMENT	Planning permission to erect a single-storey extension
LOCATION	60 Malvern Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Kingsway and Lincoln Gardens
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a senior officer of the council)
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS5 (Residential Extensions) states that residential extensions will be allowed providing that the proposal does not unreasonably reduce sunlight/daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.</p> <p>SPG1 sets out the detailed criteria for assessing matters such as loss of daylight/sunlight and privacy. The proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.</p> <p>Policy DS1 (General Requirements) also applies as quality of design, amenity value and environmental quality of the area are key considerations.</p>
CONSULTATIONS	Highways: No comments or objections.
PUBLICITY	Neighbouring properties have been notified. No comments or objections have been received.
ASSESSMENT	The application site is a two-storey semi-detached property, located on a residential street within the Scunthorpe urban area. Neighbouring properties in the area are a mix of two-storey semi-detached and two-storey detached properties. This application seeks planning permission for the erection of a single-storey rear extension to the property.

The main issue to consider in the determination of this application is the impact of the proposed extension on neighbouring properties and in particular the adjoining semi-detached property to the north.

The proposed extension is single-storey and runs the full width of the existing property and extends approximately 3.05 metres from the rear elevation of the dwelling. There is an existing detached garage to the rear of the applicant's property, along the southern boundary of the site, and the proposed extension will abut the garage.

The adjoining semi-detached property to the north has an existing single-storey flat-roofed extension to the rear that is very similar in size to that proposed by the applicant. In fact the proposed extension will not extend beyond that of the neighbour. As such the adjoining property will experience no loss of light or overshadowing as a result of the proposed extension. Additionally, due to the single-storey nature of the extension and the fact that its windows face directly into the rear garden of the applicant's dwelling, there will be no loss of privacy to neighbouring properties. Therefore the proposed extension will have no detrimental impact on the amenity of neighbouring properties whatsoever.

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.



Application site with position of extension shown hatched

Drawing Title: 2009/0702

OS Grid Ref: SE88870904

Drawn by: KC

Scale: 1:1250

Date: 03/08/2009



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Highways and Planning Service

Service Director,
G Popple

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