

<b>APPLICATION NO</b>	<b>PA/2009/0707</b>
<b>APPLICANT</b>	Mr & Mrs R Matthews
<b>DEVELOPMENT</b>	Planning permission to erect a single-storey indoor swimming pool and gym
<b>LOCATION</b>	18 Northfield Road, Messingham
<b>PARISH</b>	<b>MESSINGHAM</b>
<b>WARD</b>	Ridge
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Messingham Parish Council
<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 DS5 provides detailed design guidance in relation to residential extensions.</p> <p>Policy DS1 provides general design guidance for all new development.</p> <p>SPG1 sets out detailed criteria for assessing matters such as loss of daylight/sunlight and privacy. Any extension should be sympathetic in design, scale and materials to the existing dwellings and its neighbours.</p>
<b>CONSULTATIONS</b>	<p><b>Highways:</b> No objection.</p> <p><b>Severn Trent Water Ltd:</b> No objection subject to conditions.</p> <p><b>Environment Agency:</b> No response received.</p>
<b>PARISH COUNCIL</b>	Over-development of the site with significant loss of private amenity space to the rear of the property. No suitable access for construction work other than using the public car park at the memorial playing fields. This recently refurbished car park is not suitable for heavy construction vehicles – if the application is approved assurances must be given to recompensate for damage.

## **PUBLICITY**

Neighbouring properties have been notified. No representations have been received.

## **ASSESSMENT**

This proposal is for the erection of a single-storey rear extension to form a swimming pool and gym. The extension will be built on an existing raised patio area and will be 21.5 metres long (maximum) by 8.4 metres wide and 4.5 metres high. The extension will be enclosed by the existing boundary fencing located on the northern and western boundaries and by boundary fencing and tree screening on the southern boundary.

**The main issues associated with this case are whether, in policy terms, an extension of this nature is acceptable in this location and if so, whether the impact on adjoining neighbours and on the street scene is considered to be acceptable.**

The majority of the site lies within the development boundary of Messingham where, in principle, residential extensions are considered acceptable. It is accepted that the extension is long as it is to accommodate a swimming pool. The dwelling has been extended in the past and is located in a large plot.

The extension is set in from the rear boundary by 5 metres. Part of the rear of the site does lie within the open countryside. As a result, the applicant will only be building a small part of the proposed extension within the open countryside. A large outbuilding is already located on this area of the site located within the open countryside. This outbuilding is located adjacent to the northern boundary and is to be removed. It is therefore considered, on balance, that in policy terms an extension in this location is considered to be acceptable.

The extension is located adjacent to an access leading to the playing fields. To the north is a commercial building. The extension will be partially screened by the boundary treatment located on the northern boundary. On the southern boundary is 1.5 metre close-boarded fence and mature tree screening. The extension will be sited a minimum of 15 metres from the adjacent dwelling located to the south. No loss of amenity will be caused to this property. Concerns relating to over-development are noted. However, the site is a large plot and can accommodate an extension of this size. A considerable amount of garden will still remain on the site. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The extension is located to the rear of the dwelling. Due to the boundary treatment and the narrow adjacent access leading to the playing field at the rear of the property, the extension will not be readily visible in the street scene. No loss of amenity to the locality will be caused by the proposal.

Concerns relating to construction vehicles are noted. However, this is not a material planning consideration. The applicant needs to ensure that no damage to land outside his ownership will be caused during construction.

## **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 not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

#### **Reason**

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

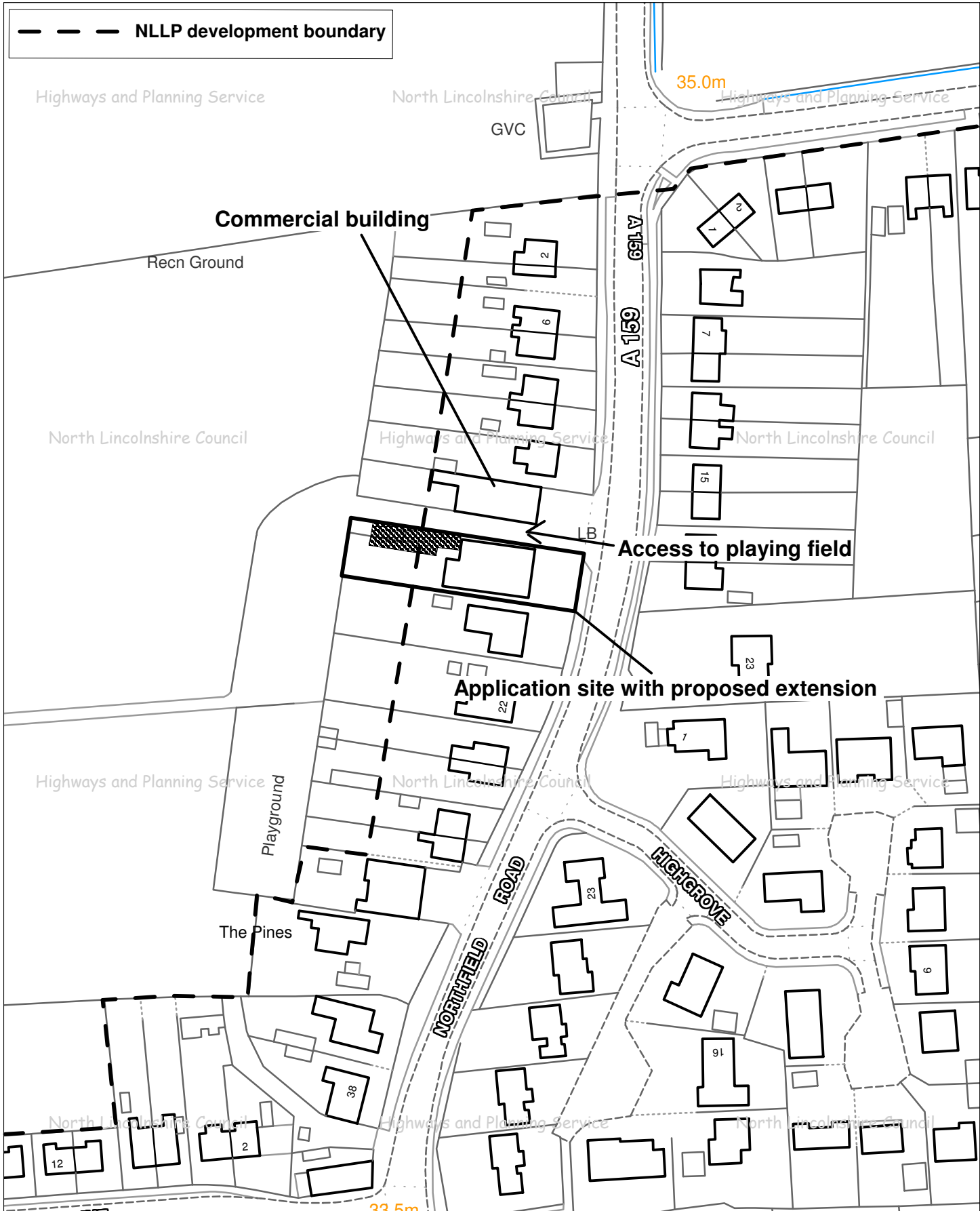
3.

The swimming pool and gym hereby permitted shall not be used other than for residential purposes and for purposes incidental to that residential use and for the avoidance of doubt shall not be used for the purpose of any trade, business or profession without a specific grant of permission in that behalf.

#### **Reason**

To maintain the living standards of the surrounding residential area and to enable any alternative use to be assessed against the criteria in policy DS4 of the North Lincolnshire Local Plan.

--- NLLP development boundary



Drawing Title: 2009/0707

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**Highways and Planning Service**

Service Director,  
G Pople

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