

<b>APPLICATION NO</b>	<b>PA/2009/0721</b>
<b>APPLICANT</b>	Mr & Mrs G Woodhouse
<b>DEVELOPMENT</b>	Planning permission to erect single-storey extensions and increase the height of a roof in connection with the provision of first floor living accommodation
<b>LOCATION</b>	8 Egton Avenue, 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  Third party request to address the committee
<b>POLICIES</b>	<b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.  <b>North Lincolnshire Local Plan:</b> Policy DS1 (General Requirements) specifies that a high standard of design is expected in all developments.  Policy DS5 (Residential Extensions) permits extensions to dwellings provided that they do not result in unacceptable loss of daylight or overshadowing, overbearing or loss of privacy.
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections.
<b>PARISH COUNCIL</b>	Object on the grounds that the increase in height will result in a loss of amenities to neighbours, in particular to the rear, that the development will be detrimental to the street scene, and will be over-development.
<b>PUBLICITY</b>	Neighbouring properties have been notified. One letter has been received from a neighbour to the rear who is concerned about loss of privacy and amenity.
<b>ASSESSMENT</b>	The existing property is a bungalow approximately 5.2 metres high with no rooms in the roof. This application proposes to increase the height of the bungalow to 6.5 metres to provide additional living accommodation to include three bedrooms. The proposal

also involves the erection of a single-storey extension to the front of the bungalow.

**The main issues in determining this application are whether the increase in height would have an adverse impact on the amenities of neighbouring properties and whether there would be an adverse impact on the character of the street scene.**

In relation to the impact on the character of the street scene raised by the parish council, it is not considered that the increase in height of the existing property by 1.3 metres would have a significant adverse impact on the character of the area. Whilst the surrounding bungalows are all a similar height, an increase of this size is not considered to create a property that would be unacceptably dominant or overbearing in the street scene. A number of properties in the area have added dormer windows into their roofs, which adds to the range of house styles and roof designs, and the proposed alterations to this property are not considered to be out of keeping. The single-storey addition to the front of the property is also considered to be acceptable as the frontages of the adjacent properties are staggered; this addition will be no further forward than the property to the west, and therefore not really visible in the street scene until virtually at the property itself.

Both a neighbour and the parish council have raised the issue of impact on amenities and loss of privacy. When assessed against the 30 degree test, the increase in height of the property does not cross the 30 degree line, therefore it is considered that there will be no loss of light to the windows of neighbouring properties. In addition, the extension is to the north of the objector's property, and therefore will not have an impact on the amount of direct sunlight to this property or its garden.

When this application was originally submitted it included windows to two bedrooms that faced directly onto the property of the neighbour to the rear, which resulted in overlooking of that dwelling. The plans have since been amended to show high level, obscure glazed windows which has resolved this issue. However, despite this change, the neighbour and parish council still object to the proposal.

In relation to the overall scale and design of the extensions, it is not considered that the proposal is over-development of the site. The footprint of the bungalow remains the same at the rear and comes no closer to the

neighbour's property than the existing building; the small rear garden remains the same. The only change to the footprint of the property is to the front, where the garden is significantly larger and set well back from the highway with at least a driveway's width between the extension and boundaries with neighbouring properties. The development is not considered to represent an over-development of the site, be detrimental to the character of the street scene or have an adverse impact on the amenities of neighbours.

## **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 shall be carried out in accordance with the amended details received by the local planning authority on 9 July 2009.

#### **Reason**

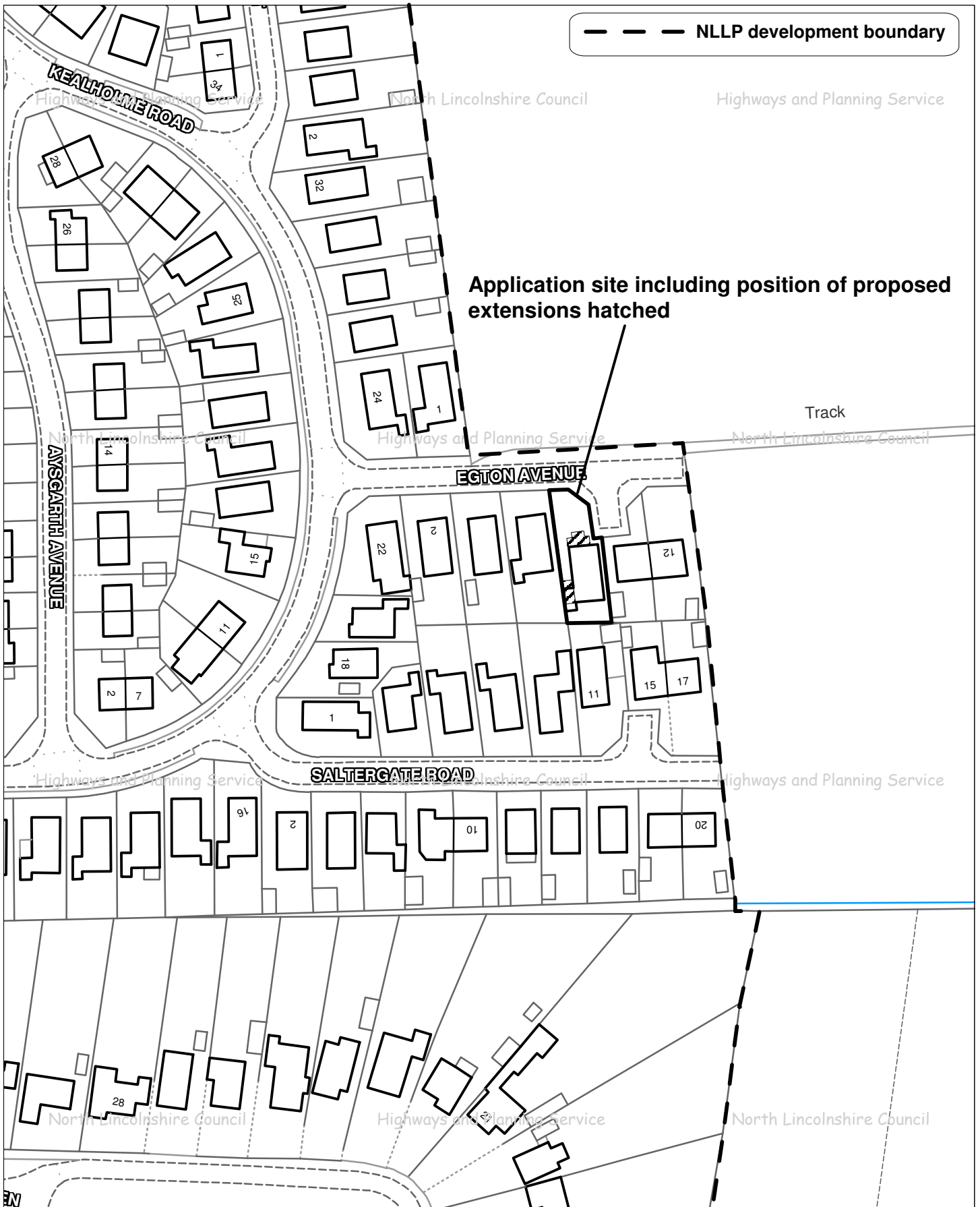
To protect the amenity of occupiers of adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

Notwithstanding the provisions of Classes A to E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no extensions shall be built onto the dwelling or new window openings created other than those expressly authorised by this permission.

#### **Reason**

To protect the residential amenity of occupiers of adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.



--- NLLP development boundary

Application site including position of proposed extensions hatched

Track

Drawing Title: 2009/0721

OS Grid Ref: SE89840442	Drawn by: KC	Scale: 1:1250	Date: 03/08/2009
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