

<b>APPLICATION NO</b>	<b>PA/2009/0983</b>
<b>APPLICANT</b>	Mr B Hotchin
<b>DEVELOPMENT</b>	Planning permission to erect a first floor side extension, loft conversion with dormer roof and porch extension to front elevation (re-submission of PA/2009/0381)
<b>LOCATION</b>	39 Jeffery Lane, Belton
<b>PARISH</b>	<b>BELTON</b>
<b>WARD</b>	Axholme Central
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Belton 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 for all residential extensions.</p> <p>Policy DS1 provides general design guidance for all new development.</p> <p>SPG1 provides detailed design guidance for residential extensions.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections.
<b>PARISH COUNCIL</b>	Object on the grounds that the dormer window would be too prominent to the detriment of the character and appearance of the building.
<b>PUBLICITY</b>	Neighbouring properties have been notified. No representations have been received.
<b>ASSESSMENT</b>	This application relates to the erection of a first floor extension, loft conversion with dormer roof and porch extension to the front elevation of a semi-detached house on the south side of Jeffrey Lane. It is a resubmission of PA/2009/0381 which was refused planning permission under delegated powers in June 2009 because it was considered that the proposed dormer, by virtue of its size, scale and design, would be an over-dominant and incongruous addition to the dwelling to the detriment of

the character and appearance of the building. It should be pointed out that there was not an issue with the other elements of the scheme either in design or impact on the adjacent properties.

**The main issue in determining this application is whether the misgivings associated with the previous application have been adequately addressed.**

The revised rear elevation shows the depth and width of the dormer roof extension has been substantially reduced. In addition, the original submission showed it extending along more or less the whole length of the rear roof slope. It is now proposed to divide it into two sections separated by a rooflight. The result is a much improved rear elevation profile with dormers giving a less bulky and imposing appearance to the building.

**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.



--- NLLP development boundary

Drawing Title: 2009/0983			
OS Grid Ref: SE78720676	Drawn by: KC	Scale: 1:1250	Date: 28/09/2009



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.  
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
 NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



**Highways and Planning Service**  
 Service Director,  
 G Pople

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.