

APPLICATION NO PA/2010/0443

APPLICANT Mr A Smith

DEVELOPMENT Planning permission to retain a single-storey extension (resubmission of PA/2010/0315)

LOCATION 45 Fulford Crescent, New Holland

PARISH NEW HOLLAND

WARD Ferry

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

North Lincolnshire Local Plan: Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design, and impact on amenity.

Policy DS5 (Residential Extensions) states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or a loss of privacy to adjacent dwellings.

Supplementary Planning Guidance 1 gives detailed advice on householder development.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified. One letter of representation has been received objecting on the grounds that the proposed extension will result in a loss of daylight to the conservatory of the objector's dwelling.

ASSESSMENT

This application is a resubmission of PA/2010/0315 which was refused permission because it failed the 45° angle of light in relation to the conservatory at 28 Fulford Crescent.

The applicant has substantially built the extension although the roofing has not yet been added.

The main issue associated with this case is whether the proposed extension is acceptable in terms of its impact on the residential amenity of the adjoining property.

The properties' rear elevations both face north and therefore the levels of light which they benefit from at the rear are already compromised by this unfavourable aspect.

The extension being built by the applicant is directly adjacent to the boundary with number 28 and if given permission and finished will lead to a worse situation with regard to light, particularly in the evenings. The extension is immediately adjacent to the existing conservatory at number 28 and will have an overbearing impact leading to a significant dominating impact due to the fact that the conservatory has a glazed elevation facing the party boundary.

This would be likely to detrimentally impact upon the enjoyment of the property by existing and future occupiers.

RECOMMENDATION Refuse permission for the following reasons:

The extension, if allowed, will result in a loss of light to the occupiers of 28 Fulford Crescent and will also have a dominating impact on the adjacent conservatory. The extension will lead to an unacceptable adverse impact upon the occupiers of 28 Fulford Crescent and the proposal is therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0443

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

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