

APPLICATION NO PA/2010/0453

APPLICANT Mr D Scatcherd

DEVELOPMENT Planning permission to erect a single-storey rear extension

LOCATION 16 Sargents Way, Hibaldstow

PARISH HIBALDSTOW

WARD Ridge

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

POLICIES

North Lincolnshire Local Plan: Hibaldstow is identified as a minimum growth settlement (policy ST2) and the site is situated within the development boundary for the settlement (policy ST3).

Policy DS5 (Residential Extensions) and SPG1 apply and require proposals for extensions to be sympathetic in design, scale and materials to the existing dwelling and its neighbours and to have no adverse impact upon adjacent dwellings by way of loss of daylight, overshadowing, overbearing or loss of privacy.

Policy DS1 (General Requirements) requires a high standard of design all for new developments.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified and two letters have been received in which the following issues have been raised, together with some non-material planning considerations:

- the proposed extension is too large, especially in length, and is not in keeping with the existing dwelling
- loss of privacy to adjacent property from a side-facing window

ASSESSMENT

This application relates to a detached bungalow in the north-east corner of Sargents Way which is a cul-de-sac within a recently developed private housing estate. It is proposed to erect a single-storey rear extension along its eastern elevation measuring approximately 5 metres long, 4.5 metres wide and 4 metres high. The walls would be constructed in red multi brick and the roof in interlocking concrete tiles, both to match existing materials.

The main issues which need to be addressed in determining this application are whether the extension would be in keeping with the existing dwelling or would constitute an over-development of the site, and whether it would have an adverse impact on the living conditions of any neighbouring property.

It is maintained that the extension is too large and would dominate the existing dwelling. This objection is difficult to substantiate because it would not significantly increase the footprint of this moderately sized bungalow. The extension would only occupy approximately 22.5 metres of the rear garden area which has an area of 182 square metres. There is no restriction on permitted increase in floorspace to dwellings located within settlement boundaries provided they are in keeping with the existing dwelling and its surrounds.

With regard to the claim that the proposed extension would result in loss of privacy to an adjacent property to the rear cannot be supported. This is a single-storey development with two side windows having a maximum height of 2.2 metres above ground floor level facing the objector's property. However, there is a 2 metre high close-boarded wooden fence reinforced with trellis work and planting along the intervening boundary which provides adequate screening. Hence there should be no loss of privacy. There is a distance of some 9 metres between the rear of the extension and the party boundary and 23 metres between habitable room windows.

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 be carried out in accordance with the following approved plans: DS-001-10-01.

Reason

For the avoidance of doubt and in the interests of proper planning.



Application site showing approximate position of proposed extension shown hatched

--- NLLP development boundary

Drawing Title: 2010/0453

OS Grid Ref: SE97950227

Drawn by: KC

Scale: 1:1250

Date: 14/06/2010



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