

APPLICATION NO	PA/2010/0520
APPLICANT	Mr & Mrs P Kirk
DEVELOPMENT	Planning permission to erect a single-storey extension
LOCATION	68 Scotter Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Crosby and Park
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion (applicant is the brother of the leader of the council)

POLICIES

North Lincolnshire Local Plan: Policy DS5 (Residential Extensions) and SPG1 require that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy DS1 (General Requirements) also applies as quality of design and amenity are key considerations.

CONSULTATIONS

Highways: No objections or comments.

PUBLICITY

Neighbouring properties have been notified by letter and no letters of comment or objection have been received as a result.

ASSESSMENT

The application site is a single-storey detached property on Scotter Road, Scunthorpe. There is a mixture of single-storey and two-storey properties along the road. The property has an existing protrusion to the rear, which is basically a number of narrow attached outbuildings. This application proposes to widen this rear protrusion and incorporate it into the main dwelling in the form of a new kitchen, bathroom and stores.

The main issue to consider in determining this application is whether the proposed extension would have a detrimental impact on the amenity of neighbouring properties.

As stated above the existing bungalow already has a single-storey element, which protrudes to the rear. The proposal is basically to widen part of this rear protrusion and alter the internal layout to better incorporate it into the dwelling. Therefore the proposed extension will protrude no further from the rear elevation of the dwelling. Due to the existing structures on site and the size and location of the proposed extension there will be no loss of light to or overlooking of neighbouring properties whatsoever. Therefore the proposed extension will not have a detrimental impact upon the amenities of neighbouring residential properties.

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

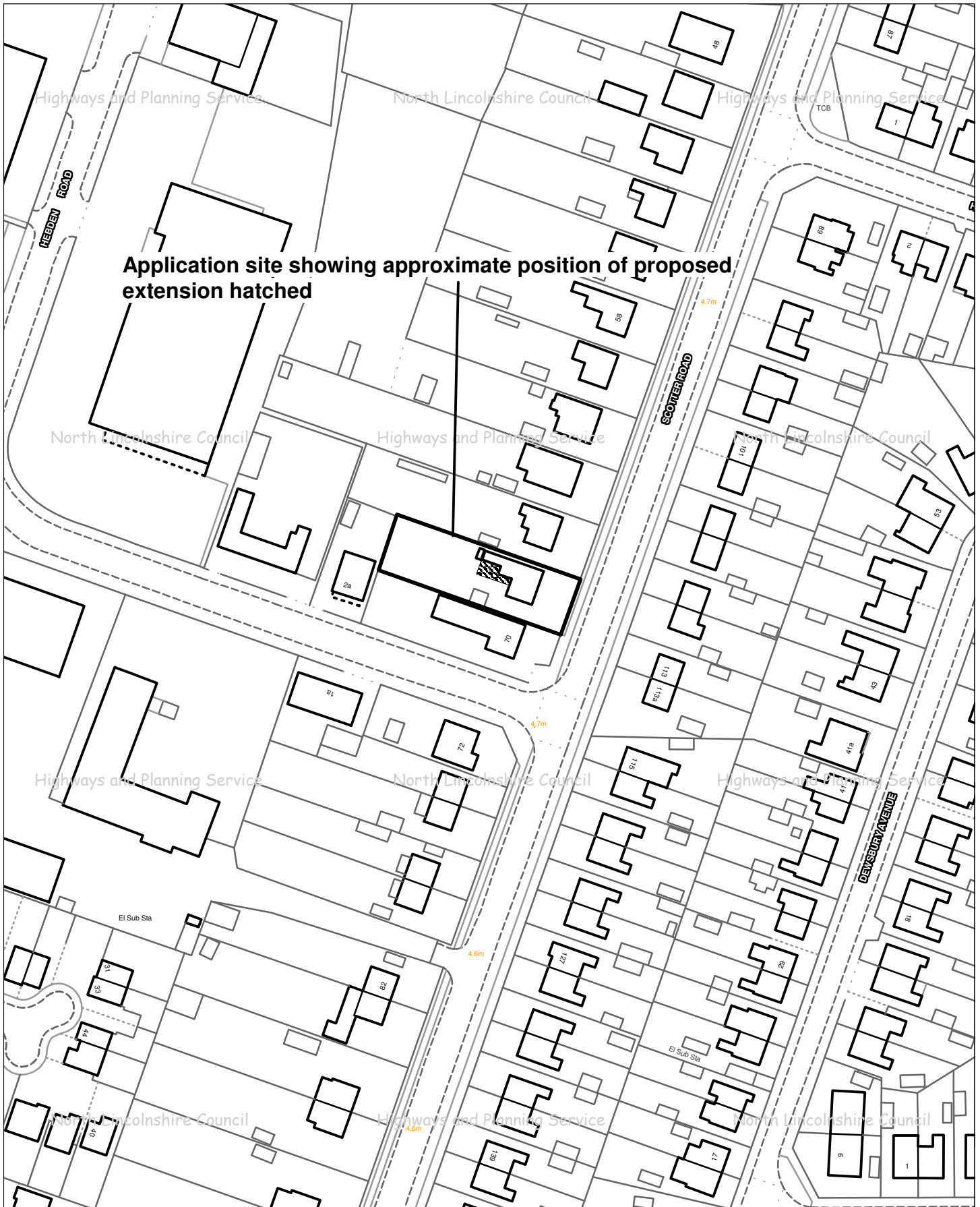
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: 87-287A, 87-287B, 87-287X and 87-287S.

Reason

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



Drawing Title: 2010/0520

OS Grid Ref: SE87311168

Drawn by: KC

Scale: 1:1250

Date: 10/06/2010



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

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