

**APPLICATION NO** PA/2010/0806

**APPLICANT** Mr M Malkinson

**DEVELOPMENT** Planning permission to erect a two-storey side extension

**LOCATION** Littleworth Farm, South End, Goxhill

**PARISH** **GOXHILL**

**WARD** Ferry

**SUMMARY** **Grant permission subject to conditions**

**RECOMMENDATION**

**REASONS FOR REFERENCE TO COMMITTEE** Contrary to policy RD10 of the North Lincolnshire Local Plan

## **POLICIES**

**North Lincolnshire Local Plan:** Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) of the North Lincolnshire Local Plan states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- (i) the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation;
- (ii) the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;

- (iii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- (iv) the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal.

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

## **CONSULTATIONS**

**Highways:** No comments or objections.

## **PARISH COUNCIL**

No comments or objections.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. No letters of comment or objection have been received.

## **ASSESSMENT**

The site is located outside the development boundary for Goxhill and as such is considered to be in the open countryside. There is an existing two-storey detached dwelling on the site along with several large outbuildings and it is proposed to erect a two-storey side extension to the southern elevation of the dwelling. The extension will provide additional living accommodation for the existing dwelling and is driven by the need to accommodate and care for a handicapped relative.

**The main issue in determining this application is whether the size and scale of the proposed extensions are appropriate in this countryside location.**

Policy RD10 of the North Lincolnshire Local Plan allows for extensions to dwellings in the open countryside provided that the volume of the extensions does not exceed 20% of the volume of the original dwelling, excluding what would normally be permitted development, and that the existing dwelling remains the dominant visual feature.

The proposed extension would increase the size of the existing dwelling by more than the 20% permitted by policy RD10, adding approximately 60% to the volume of the property. However the proposed extension is of a design and uses materials that will allow it to tie in well with the existing property. Additionally, due to the location of the existing dwelling amongst existing large outbuildings, the impact of the extension on the character and appearance of the area would be minimal. The design of the extension will ensure that it gives the appearance of being an original part of the dwelling and its location amongst existing agricultural outbuildings would limit its visual impact on the open countryside. There is sufficient distance between the existing property and neighbouring residential properties to ensure that the proposed extension would not impact upon the amenities of these properties.

Therefore, although the extension is larger than the 20% allowed by policy RD10, its impact on the character and appearance of the existing dwelling and upon the surrounding area would be minimal.

**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 plan: 4967.0310.

Reason

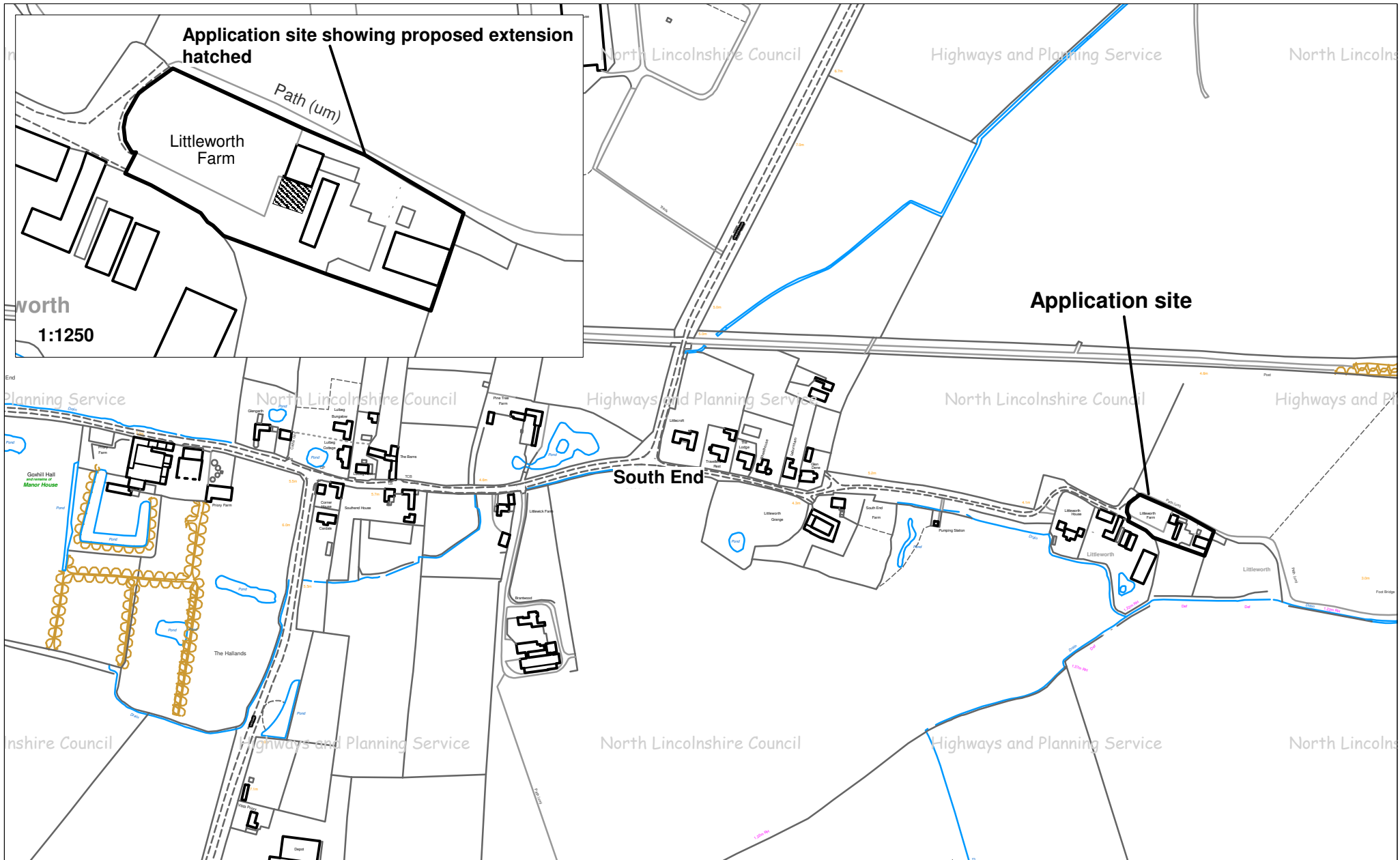
For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.


Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.



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**Highways and Planning Service**  
 Service Director,  
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