

APPLICATION NO PA/2010/0973

APPLICANT Mr & Mrs Williams

DEVELOPMENT Planning permission to erect a conservatory

LOCATION Stonegarth, Green Lane, , Broughton

PARISH BROUGHTON

WARD Broughton and Appleby

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Good Practice Guide (application by a senior officer of the council – Peter Williams)

POLICIES

North Lincolnshire Local Plan: Policy DS5 provides specific design guidance in relation to extensions to residential dwellings.

Policy DS1 provides general design guidance for all new development.

SPG1 provides detailed design guidance for residential extensions.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified. No responses have been received.

ASSESSMENT

It is proposed to erect a conservatory to the rear of the property.

The site is located within the development boundary of Broughton.

The main issues associated with this case are whether the proposal is acceptable in design terms and whether its impact on neighbours and the amenity of the locality is acceptable.

Members should note that this application is only presented to the Planning Committee because of the applicants' position within the council; there are no other reasons for the application to be determined at committee.

The conservatory would be of a flat-roof design with a roof lantern feature and would be just over 4m high to the decorative points on the lantern. In design terms the conservatory would be subservient to the original dwelling and would be in keeping. Located to the rear of the dwelling, it would not be visible within the street scene but would be visible from adjoining properties.

There is a substantial fence on the boundary with the neighbouring property to the west and any effect on neighbours would be negligible. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan and planning permission should be granted.

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: 1001/180/01, 1001/180/02, 1001/180/03.

Reason

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



--- NLLP DEVELOPMENT BOUNDARY

Drawing Title: PA/2010/0973

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Highways and Planning Service

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