

APPLICATION NO	PA/2010/1196
APPLICANT	Mr J Lennox
DEVELOPMENT	Planning permission to retain a two-storey timber summer house, sauna hut and chiminea
LOCATION	77 Victoria Road, Barnetby le Wold
PARISH	BARNETBY
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barnetby Parish Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: 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.

Policy DS5 (Residential Extensions) requires 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 proposal should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object on the grounds that the proposed works have already been completed and that they are not in keeping with the village.

PUBLICITY

Neighbouring properties have been notified by letter. One letter of objection has been received on the grounds that the summer house is too near to the rear boundary fence and the height of the structure blocks sunlight. A letter of support has been received complimenting the creativity of design and use of materials.

ASSESSMENT

The application site is a two-storey, semi-detached dwelling in a residential area of Barnetby le Wold. The applicant's property and the other properties on the north side of Victoria Road have very long rear gardens, which back onto a modern residential estate to the north. There are a number of boundary treatments around the applicant's garden including a 1.5 metre dense hedgerow along the eastern boundary, a 1.8 metre close-boarded fence to the western boundary and a 2.5 to 3 metres high hawthorn hedge along the rear boundary. Additionally, 29 Woodland View to the rear has very tall (approximately 6 metres high) trees along the rear boundary of the site and 79 Victoria Road to the east has approximately 4 to 5 metres high conifers in the north-west corner of their garden adjacent the application site.

This application seeks planning permission to retain a number of structures built within the rear garden of 77 Victoria Road. These structures comprise a 3.7 metres tall chiminea constructed of cobble stones, a small timber sauna hut and a very large (4.7 metres high) two-storey timber summer house. The chiminea is located close to the existing dwelling, the sauna hut is located roughly halfway down the rear garden and the summer house is located at the very end of the rear garden.

The main issues in the determination of this application are whether the structures are out of keeping with the village and whether the two-storey summer house leads to an unacceptable loss of amenity to neighbouring properties on Woodland View.

The application site is located in a residential area of Barnetby. The structures that have been erected are domestic structures ancillary to the occupation of a residential dwelling. The properties on Victoria Road have very long, private rear gardens screened from the road by the dwellings themselves. The gardens back onto a modern housing estate to the north and as such the structures that are proposed to be retained are not widely visible. Ancillary, domestic structures are not out of keeping with this residential area. Although the summer house is very large, due to the nature of the structures and the fact that they are well screened from public view, they will have no impact on the character of the settlement.

The application site is well screened by existing boundary treatments, including fencing, hedges and tall trees. The sauna hut and chiminea are relatively small structures that will have no impact at all on neighbouring properties. The two-storey summer house that is located at the rear of the garden is very large for a structure of this nature (4.7 metres) and as such does have the potential to impact on neighbouring properties. However, the rear of the applicant's garden is very well screened by existing trees and hedging. There is also good screening along the eastern and western boundaries at the rear of the garden, however to the east and west of the summer house there are only the ends of the

neighbouring properties' very long rear gardens and so these properties will not be affected by the structure.

The trees along the rear boundary of the garden, on the neighbour's side, are taller than the summer house and provide a good level of screening along the northern boundary means that there is approximately 15 metres between the rear elevation of the neighbouring dwelling to the north and the northern boundary of the application site and approximately 16 metres between the summer house and this neighbour. The distance between the summer house and the nearest dwellings, coupled with the existing screening along the northern boundary, means that there will be no unacceptable loss of light to neighbouring properties as a result of the summer house. The summer house has only one window at first-floor level and this is in its front elevation, facing back down the garden towards the applicant's property. As such there is no unacceptable overlooking or loss of privacy as a result of the summer house.

In conclusion, although the summer house is very large for a structure of its type, it leads to no unacceptable loss of amenity to neighbouring properties nor will it impact on the character or appearance of Barnetby.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2010/1196/01, PA/2010/1196/02, PA/2010/1196/03, PA/2010/1196/04, PA/2010/1196/05 and PA/2010/1196/06.

Reason

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



Drawing Title: 2010/1196

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