

APPLICATION NO	PA/2010/1272
APPLICANT	Mrs E Muscroft
DEVELOPMENT	Planning permission to construct a two-storey extension linked to existing house together with pitched roof over existing flat roof and creating bedroom in roof space
LOCATION	Langholme Farm Cottage, access road to Langholme, Westwoodside
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

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

North Lincolnshire Local Plan: Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) 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.

PARISH COUNCIL

No objections to the proposal.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No representations have been received.

ASSESSMENT

Planning permission is sought for a two-storey extension to an existing detached cottage located at Langholme Farm Cottage, Westwoodside. The existing dwelling is extremely modest in proportion with only two bedrooms on the first floor and all other living accommodation located on the ground floor.

The proposed extension will effectively double the size of the existing dwelling by creating an extra two bedrooms and bathroom at first floor, and an attached garage, new lounge and conservatory at ground floor.

The main issue to consider in the determination of this application is whether or not the proposed increase in volume is of such a scale that permission should be refused.

The existing dwelling is, as stated, modest in terms of its design and construction. The extensions equate essentially to a 100% increase but policy RD10 states that extensions should be limited to 20% of the volume of the existing dwelling. However, it is considered that, even with the proposed alterations, the dwelling will still be relatively modest in relation to the accommodation it provides.

Visually, the site is extremely isolated, with the village of Westwoodside over a mile away and the nearest dwelling over half a mile away. Although the land is relatively flat in this area the existing dwelling is barely visible from the main road and it is considered that, even with the extensions, its visual impact will still be minimal. There is also no impact in relation to the landscape – the site is not within an area of landscape protection. Therefore, although the proposal is contrary to policy RD10, taking into consideration the mitigating circumstances, the proposal is recommended for approval.

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: EGM2005/190980, EGM2005/190980/3, EGM2005/190980/4 and EGM2005/190980/5.

Reason

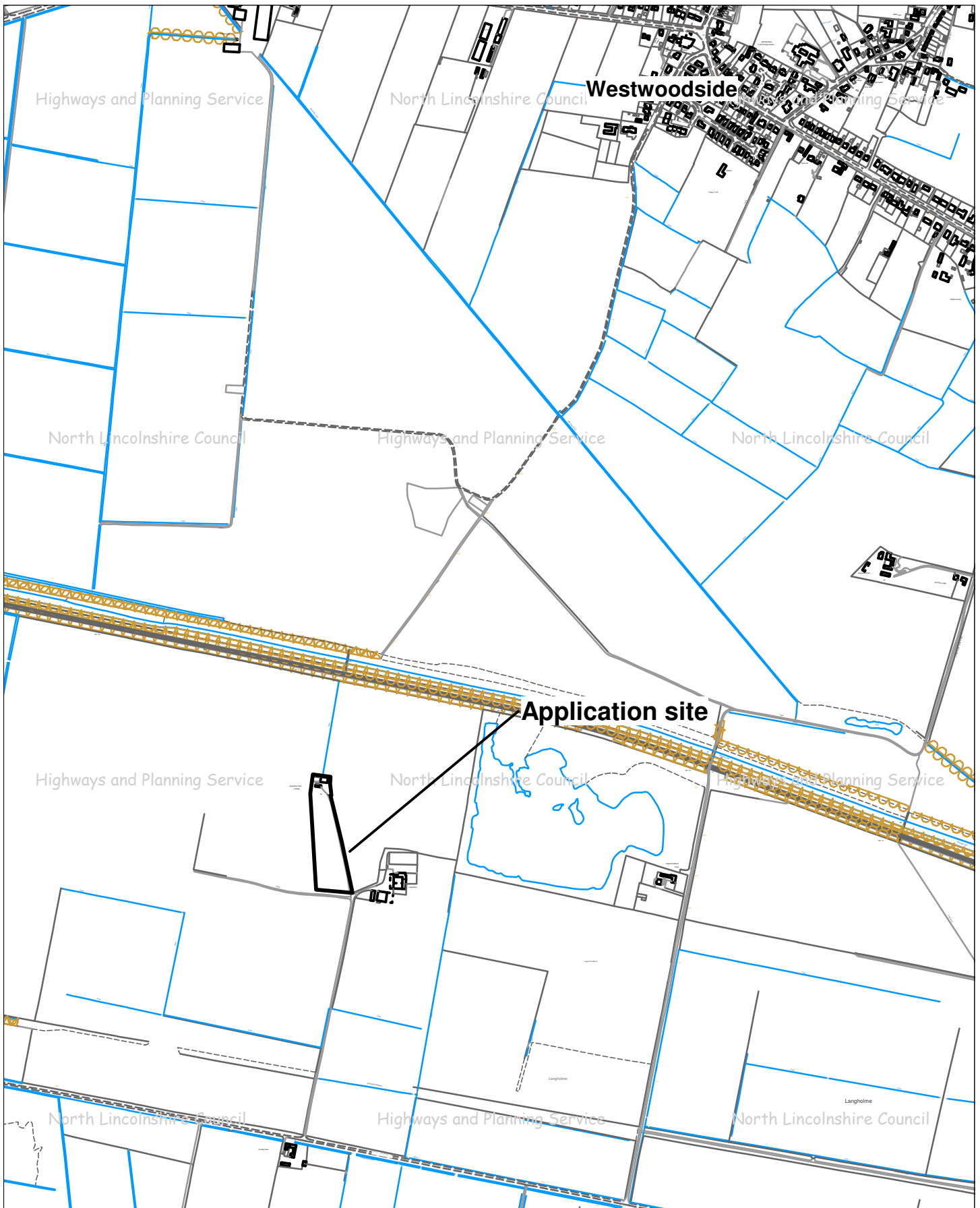
For the avoidance of doubt and in the interests of proper planning.

3.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

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.



Drawing Title: 2010/1272

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Highways and Planning Service

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