

APPLICATION NO	PA/2011/0130
APPLICANT	Mr J Murray
DEVELOPMENT	Planning permission to erect two-storey and single-storey extensions
LOCATION	21 Lindsey Drive, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Barker – impact on neighbour)

POLICIES

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

North Lincolnshire Local Plan: Policy DS5 (Residential Extensions) states that planning applications for residential extensions 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. Policy DS1 (General Requirements) and SPG1 also apply.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

No objections providing the neighbour's comments are taken into account.

PUBLICITY

Neighbouring properties have been notified by letter and one neighbour has objected on the following material issues:

- visual impact
- loss of light
- overlooking
- misleading plans
- over-development
- disruption to road

ASSESSMENT

The application site is a detached house set in a long plot in a small cul-de-sac off Lindsey Drive. Planning permission is being sought for the erection of various extensions to the property, namely a two-storey side extension and a single-storey rear extension. There is also a small single-storey extension to the existing porch to the front.

The main issues in determining this application are whether the proposed extensions would have an adverse impact on the amenity of neighbouring properties.

The original plans which were submitted with this application included a large two-storey extension to the rear. This extension would have had an adverse impact on the amenity of number 23 Lindsey Drive by way of loss of light, overshadowing and overbearing impact. This two-storey extension has now been amended to single-storey which is not considered to have an adverse impact on the occupiers of this property. Whilst the extension infringes the 45° test, the existing property already significantly infringes this and the proposal is therefore not considered to materially impact on this property to justify refusing the application.

The points raised regarding over-development, loss of light, visual impact, and overlooking related to the original plans for the two-storey rear extension. These issues have been overcome by the submission of the amended plans.

With regard to misleading plans, the labelling on the plans was incorrect; this has now been amended. The issue raised regarding the disruption to the road related to a previous application for a two-storey front extension, which was refused.

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: JMpl/22 (received on 8 February 2011), JMpl/25, JMpl/26 rev A, JMpl/28, JMpl/30, JMpl/31, JMpl/32 and JMpl/33 rev A (all received on 5 April 2011).

Reason

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

3.

Before the extension is first occupied, the bathroom window in its western wall shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.



----- • NLLP development boundary

Drawing Title: 2011/0130

OS Grid Ref: SE77841295

Drawn by: KC

Scale: 1:1250

Date: 07/04/2011



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



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