

**APPLICATION NO** PA/2011/0141

**APPLICANT** Mr & Mrs B Wilcock

**DEVELOPMENT** Planning permission to erect a single-storey rear extension

**LOCATION** 25 Messingham Road, Scunthorpe

**PARISH** SCUNTHORPE

**WARD** Brumby

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Third party request to address the committee

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policy DS5 (Residential Extensions) and SPG1 apply and require proposals for extensions to be sympathetic in design, scale and materials to the existing dwelling and its neighbours and to have no adverse impact upon adjacent dwellings by way of loss of sunlight or daylight, overshadowing, overbearing impact or loss of privacy. Policy DS1 (General Requirements) also applies.

## **CONSULTATIONS**

**Highways:** No objections

## **PUBLICITY**

Neighbouring properties have been notified by letter. Two letters of objection have been received and the following material issues raised:

- Concern that the extension would be used to house the applicant's large number of dogs, which would lead to smell and general disturbance
- Concerns regarding drainage from roof of extension
- Loss of light to neighbouring conservatory
- Loss of amenity
- Extension would be too large and too close to adjoining property

## **ASSESSMENT**

The application property comprises a semi-detached house with a large rear garden. It is proposed to erect a 4.5 metre deep single-storey extension onto the existing single-storey projection, to create a utility room.

**The main issue in determining this application is whether the proposed extension would have an adverse impact on the amenity of the neighbouring properties.**

The main property affected by the proposed development is the adjoining semi-detached property to the north which is a mirror image of the existing dwelling, with the addition of a small conservatory to the rear projection. There is a fence of approximately 1.8 metres high along this boundary. The occupier of this dwelling has raised concerns regarding loss of light, overshadowing, drainage and general loss of amenity.

With regard to loss of light and overshadowing, the 45° test has been applied, to which there is no infringement. The eaves of the proposed extension would be approx 0.3 metres above fence height and, due to the offset location of this window of the conservatory and loss of light and overshadowing, is considered to be minimal.

A point regarding drainage from the roof of the proposed extension was also raised. The plans show a gutter running along both eaves, within the application site. As such no rainwater should run onto the neighbouring conservatory.

The use of the extension for the housing of dogs is speculation and any noise, smell and disturbance from dogs can be dealt with under alternative legislation.

The proposed single-storey extension is therefore considered to meet the criteria of policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan and is therefore 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: 11-98/01.

Reason

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



**Application site with approximate position of proposed extension shown hatched**

Drawing Title: 2011/0141

OS Grid Ref: SE89040844

Drawn by: KC

Scale: 1:1250

Date: 22/03/2011



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