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| APPLICATION NO | PA/2011/0177 |
| APPLICANT | Mr & Mrs P Jackson |
| DEVELOPMENT | Planning permission to erect single-storey extensions to side and rear and raise roof height |
| LOCATION | 1 Bird Lane, Westgate, Belton |
| PARISH | BELTON |
| WARD | Axholme Central |
| SUMMARY RECOMMENDATION | Grant permission subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Third party request to address the committee Officer discretion – contrary to policy |

POLICIES

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

North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside.

Policy RD2 (Development in the Open Countryside) allows appropriate development in the open countryside, including the replacement, alteration or extension of an existing dwelling.

Policy RD10 (Replacement, Alteration & Extensions to Dwellings in the Open Countryside) allows for extensions to existing dwellings provided that the volume of the extension does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights and that the original dwelling remains the dominant feature of the dwelling as extended.

CONSULTATIONS

Highways: Do not wish to restrict the grant of planning permission.

PARISH COUNCIL

No objections or comments.

PUBLICITY

Neighbours have been notified by letter and objections have been received raising the following issues:

- The increase in size is more than 125% - how does this comply with a maximum permitted increase of 20%? The site is in open countryside where policies RD2 and RD10 apply.

- A neighbour's extension was refused due to size and non-compliance with policy RD10.
- The solar panels will reflect light onto an objector's property thus affecting the enjoyment of their property. The panels are not large enough to provide electricity.
- The roofline is to be raised considerably – the new part will be higher than the original dwelling which will affect views and shadow the garden.
- It will completely alter the style, appearance and design of the original dwelling to the point of it being unrecognisable. The number of rooms will double, with the new building creating an over-development of the site.
- Would the office be for commercial use? Possible additional traffic on Bird Lane yet previous business uses refused due to traffic on Bird Lane.
- Is it a private road? Do they have the right to use it?
- Work has already started.
- The loss of the hedge - it will be replaced by a cheap wooden fence leading to overlooking and overshadowing on all sides.
- The bungalow is already a good size; the proposal would double it.
- The raising of the roof will take away sunlight.
- The new window will take away privacy, looking directly into the master bedroom.
- The original design of 1 and 2 Bird Lane were kept to the building line. This would detract from the original approvals.

ASSESSMENT

The application site is located on the north side of Westgate Road to the rear of 124 Westgate Road and is accessed from Bird Lane. The existing dwelling is a detached dormer bungalow with existing vehicular access and a large garden area.

The site lies in the open countryside, well outside the development boundary for Belton. There are existing properties to the south and east of the site and the dwellings in the vicinity are a mixture of styles and designs.

The main issue in determining this application is whether or not the scale and size of the proposed extensions are appropriate in this open countryside location. Additional issues are whether the proposals are acceptable in design terms and would be in keeping with the wider area, and whether any harm would be caused to the amenity of neighbours.

It should be noted that, when extended, the dwelling will be substantially larger in scale than the existing but the plot is large enough to comfortably accommodate the extended dwelling. Policy RD10 specifically sets a limit on the increase in size of new dwellings at

20% and states that they should not be significantly higher than the existing. The existing dwelling on this site is 725m³ with a ridge height of 5.2m; the proposed would be 1,170m³ with a ridge height of 6.6m – a volume increase of 61% and an increase in height of 1.4m. However, the site is in an area with a mixture of bungalows and two-storey houses in the street and the site is not isolated or prominent, even though it is technically in the open countryside. The size and scale of the resultant dwelling will not be out of keeping with other large detached (and in some cases significantly larger) dwellings located in the vicinity of the site.

In any event the applicants have provided a written justification explaining that the extensions are to accommodate the needs of their family, which are that they are a growing family with several children (two are young adults) with a need for additional space – as the household is often a very busy one, this development will give them the space and privacy they need.

There will be no demonstrable loss of amenity through loss of light or loss of privacy. The only window above ground floor facing 2 Bird Lane would be a small obscure-glazed window.

There is an existing vehicle access and parking area. This would allow demolition and construction traffic to enter the development site and not result in obstruction of the highway. In any event, Bird Lane is a quiet private road.

A neighbour has objected on the grounds that they were refused permission for an extension recently. However, each application must be judged on its own merits and the two cases are materially different in terms of impact upon neighbours and the wider street scene.

The proposed development is considered to be acceptable for the reasons given above.

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: PJ/01.A, PJ/02.A, PJ/03.A, PJ/04.A, PJ/05.A, PJ/06.A and PJ/07.A as well as the site and block plans received on 17/02/2011.

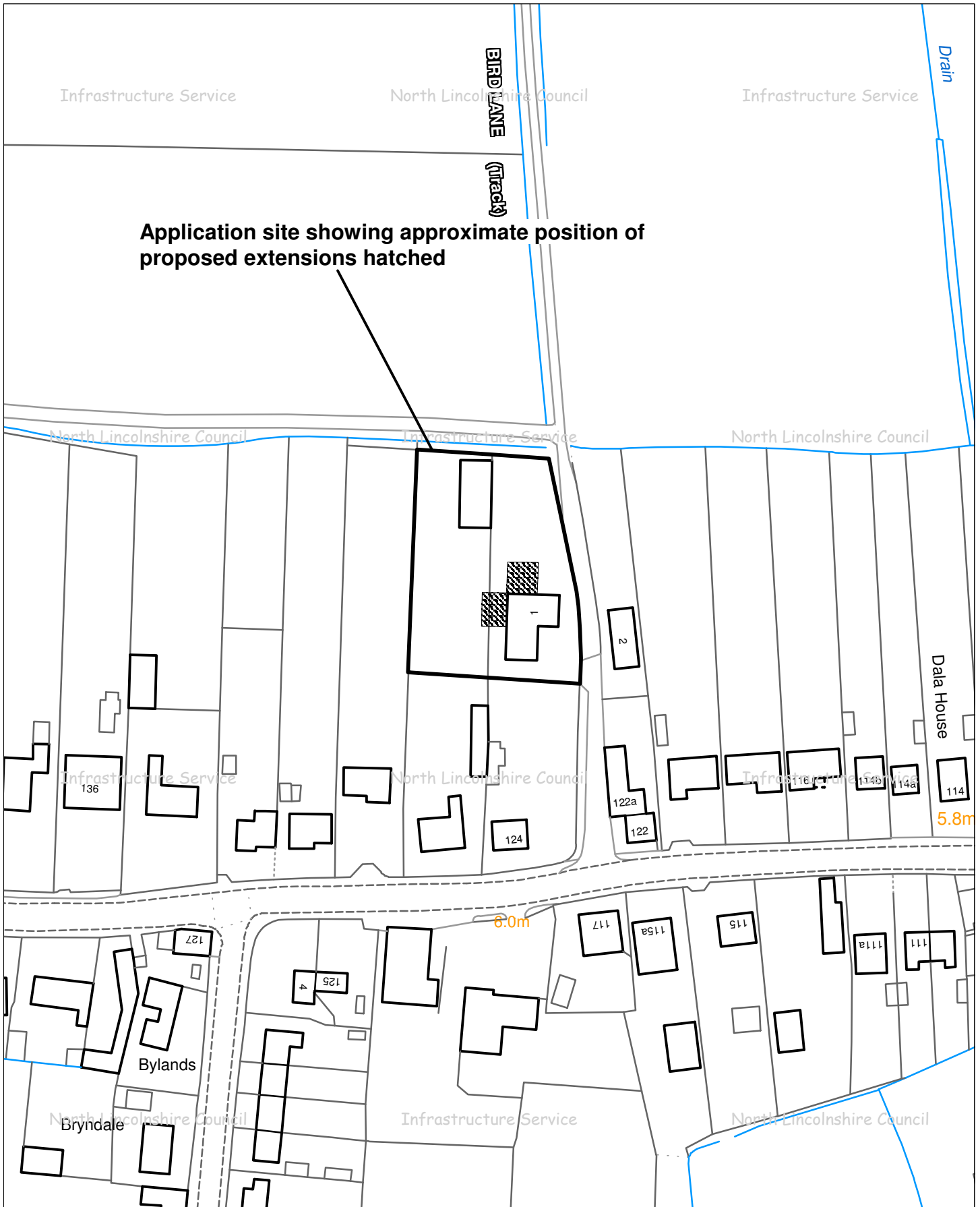
Reason

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

3.
No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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.



Application site showing approximate position of proposed extensions hatched

Drawing Title: 2011/0177

OS Grid Ref: SE77470750

Drawn by: KC

Scale: 1:1250

Date: 05/04/2011



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

Head

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