

APPLICATION NO PA/2011/0368

APPLICANT Mr C Bradley

DEVELOPMENT Planning permission to erect a two-storey rear extension

LOCATION Snowdale Lodge, 15 Hall Lane, Elsham

PARISH ELSHAM

WARD Brigg and Wolds

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy RD10 of the North Lincolnshire Local Plan

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 and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlements in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) of the North Lincolnshire Local Plan 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 LC4 (Development Affecting Sites of Local Nature Conservation Importance) states that any development or land use change which is likely to have an adverse impact on a Local Nature Reserve, a Site of Importance for Nature Conservation or a Regionally Important Geological Site will not be approved unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the intrinsic nature conservation value of the site or feature. In all cases where development is permitted, which may damage the nature conservation value of the site, such damage shall be kept to a minimum. Where development is permitted, the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation value and other appropriate compensatory measures will be considered.

Policy LC8 (Areas of High Landscape Value) designates areas of High Landscape Value that will be retained – the application site is located within the Wold Villages Scarp Slope Area of High Landscape Value.

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.

CONSULTATIONS

Highways: No comments or objections.

PARISH COUNCIL

No response received.

PUBLICITY

Neighbouring properties have been notified. One letter of objection has been received on the grounds that the proposed two-storey extension would lead to overlooking and loss of privacy to the neighbouring property to the east and its garden.

ASSESSMENT

The application site is located just outside the development boundary for Elsham and as such is considered to be in the open countryside. There is an existing large two-storey detached dwelling on the site and this application seeks planning permission for a large two-storey side extension on the rear corner (south-east) of the dwelling. The proposed extension will provide a large master bedroom suite for the applicants at first floor and will provide accommodation for the applicant's parents at ground floor level; the applicant's parents will use an existing bedroom within the main house. The property is set within a large spacious garden and is bounded by large residential properties on three sides and by open fields to the rear. The application site is well screened by (approximately 2.5 metre high) conifer hedging around its boundaries; there are also a number of trees within the application site and adjacent gardens which further screen the property.

The main issues in determining this application are whether the size and scale of the proposed extension is acceptable in this countryside location and whether the extension would result in overlooking of neighbouring properties.

Policy RD10 of the North Lincolnshire Local Plan allows for extensions to dwellings in the open countryside provided that the volume of the extensions does not exceed 20% of the volume of the original dwelling, excluding what would normally be permitted development, and that the existing dwelling remains the dominant visual feature.

The proposed extension would increase the size of the existing dwelling by more than the 20% permitted by policy RD10, nearly doubling the size of the property. However the extension is of a design and uses materials which would allow it to tie in well with the existing property. It is also lower in height than the existing dwelling, allowing the existing dwelling to remain the dominant visual feature and the extension to appear subservient. Additionally, due to the location of the property (situated amongst very large detached properties), the impact of the extension on the character and appearance of the area would be minimal. Indeed, the dwelling as extended would not be significantly larger than the surrounding dwellings. The location of the extension on the rear corner of the house, and the existing screening of the application site, mean that the extension would not be highly visible and would have minimal impact on the surrounding landscape.

There is approximately 30 metres distance from the proposed extension to the nearest neighbouring dwelling, to the east. As stated earlier, there is also a good level of screening around the application site, particularly along the eastern boundary. There are no windows proposed in the eastern elevation of the extension and planning permission would be required to insert windows at first floor level in this elevation. As such there will be no unacceptable overlooking or loss of privacy to neighbouring dwellings as a result of the proposed extension.

The application site is located within an area defined as being of high landscape importance and of local nature conservation importance. However the application site is an existing residential property sited directly adjacent to the settlement of Elsham and the proposal is

to extend the existing property. Due to the nature of the application site and the proposed development, no harm would be caused either to the surrounding landscape or to local nature conservation as a result of the proposed development.

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: PA/2011/0368/01, PA/2011/0368/02, 15 03 11 P and 15 03 11 E.

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.

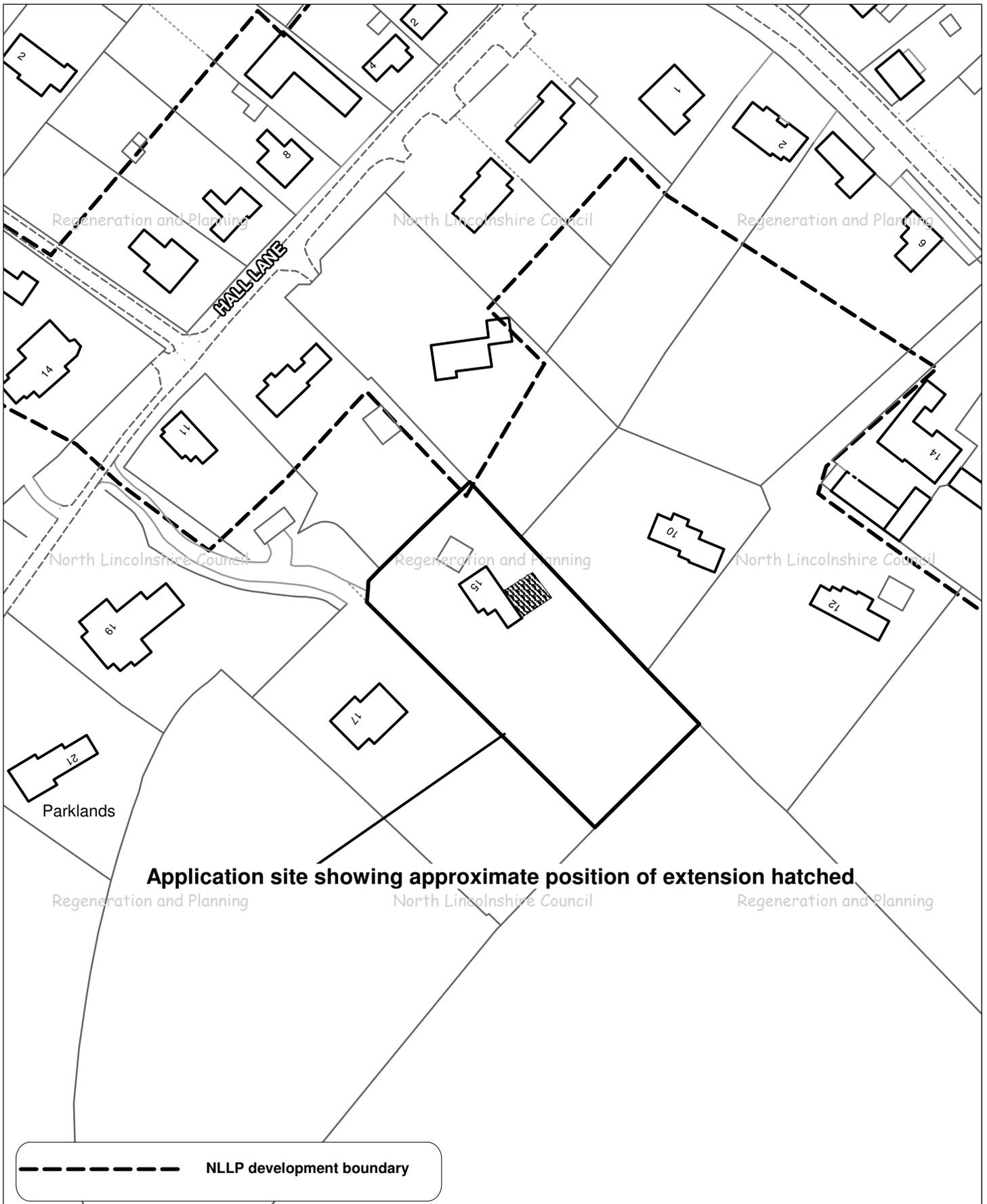
Reason

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.

4.
The extension hereby permitted shall not be used otherwise than as ancillary accommodation in connection with the occupation of Snowdale Lodge and shall at no time be severed from the main house by reason of being sold, let or otherwise occupied as a separate dwelling.

Reason

To prevent the establishment of a separate unit of residential accommodation in the open countryside in accordance with policy RD2 of the North Lincolnshire Local Plan.



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Regeneration and Planning

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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