

APPLICATION NO PA/2011/0436

APPLICANT Mr J Douglas

DEVELOPMENT Planning permission to erect an extension to form a lounge and garage, and re-site a conservatory to house a hot tub

LOCATION 60 Wiltshire Avenue, Burton-upon-Stather

PARISH BURTON-UPON-STATHER

WARD Burton Stather and Winterton

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: SPG1 provides detailed design guidance for residential development. Policy DS5 provides general design guidance for all new residential extensions. Policy DS1 provides general design guidance for all new development.

CONSULTATIONS

Highways: Views awaited.

PARISH COUNCIL

- '1. Upon examination of the proposed plan there does not appear to be satisfactory explanation as to proposed type of fuel to be used in the chimney to be erected in the lounge.
- 2. Concern is raised with regard to the possible increase in noise as the proposed development is close to the property boundary.

We refer you to North Lincolnshire Local Plan DS1-General Requirements-Amenity (iii).'

PUBLICITY

Neighbouring properties have been notified. One letter has been received raising no objections and two letters have been received raising the following material planning issues:

- the extension is too large for the plot
- overbearing

- increased noise and disturbance
- overshadowing
- loss of privacy
- may infringe 45 and 30 degree rule
- soakaway close to residential properties
- additional chimney proposed which will increase pollution
- contrary to policy DS1

ASSESSMENT

The dwelling is a detached bungalow that is slightly elevated from the road. It is located within the development boundary of Burton-upon-Stather within a residential estate. This estate consists of a mix of bungalows and two-storey dwellings built in the 1970s. The proposal is twofold and involves the erection of a single-storey side and rear extension to form a lounge and new garage, and the erection of a single-storey glazed structure in the rear garden to accommodate a hot tub. The existing single-storey garage located in the rear garden will be demolished.

The main issues associated with this case are whether the impact the extension has on neighbours and on the amenity of the locality are acceptable in this case.

In terms of policies DS5 and SPG1, in relation to the properties immediately either side of the application site, the 45 degree rule is not infringed and it cannot be applied to properties located to the rear. The extension is quite large but the site is located in an area where, in principle, extensions are considered to be acceptable and the extension still allows an adequate amount of private amenity space to serve the dwelling. It is not readily visible in the street scene and has been designed to be in character with the existing dwelling.

Concerns from objectors in relation to the single-storey extensions are noted. There is a fence, approximately 2 metres high, along the rear boundary that partially screens the extension from view. There is a distance of 7 metres from the rear wall of the extension to the rear boundary. The height of the extension is 4.3 metres (maximum). It is therefore considered that the extension will not result in demonstrable overshadowing to the properties and their gardens at the rear. The proposal therefore accords with policies DS1, DS5 and SPG1.

The hot tub is located in the rear garden of the application site, enclosed within a glazed conservatory type of building, which only requires planning permission because it slightly exceeds 2.5 metres in height. The building will not be visible in the street scene as it will be screened by the garage and lounge extensions. The building will not be particularly visible from adjoining properties due to the existing boundary treatment that encloses the site. Concerns in relation to noise are noted. It is not considered that the use of a hot tub would result in such increased noise and disturbance to neighbours that a refusal of permission could be justified. Environmental Health have raised no objection to the proposal. The proposal therefore accords with policies DS1, DS5 and SPG1 and is recommended accordingly below.

The issue of the soakaway is matter that will be dealt with under the Building Regulation procedure. The increased pollution from the chimney is noted. However, this is a domestic chimney that only requires planning permission because it exceeds 1 metre in height. Environmental Health have raised no objection to the proposal subject to the chimney exiting at least 1 metre above the roof ridge. The issue of any potential pollution from the chimney would be dealt with under Environment Health regulations.

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

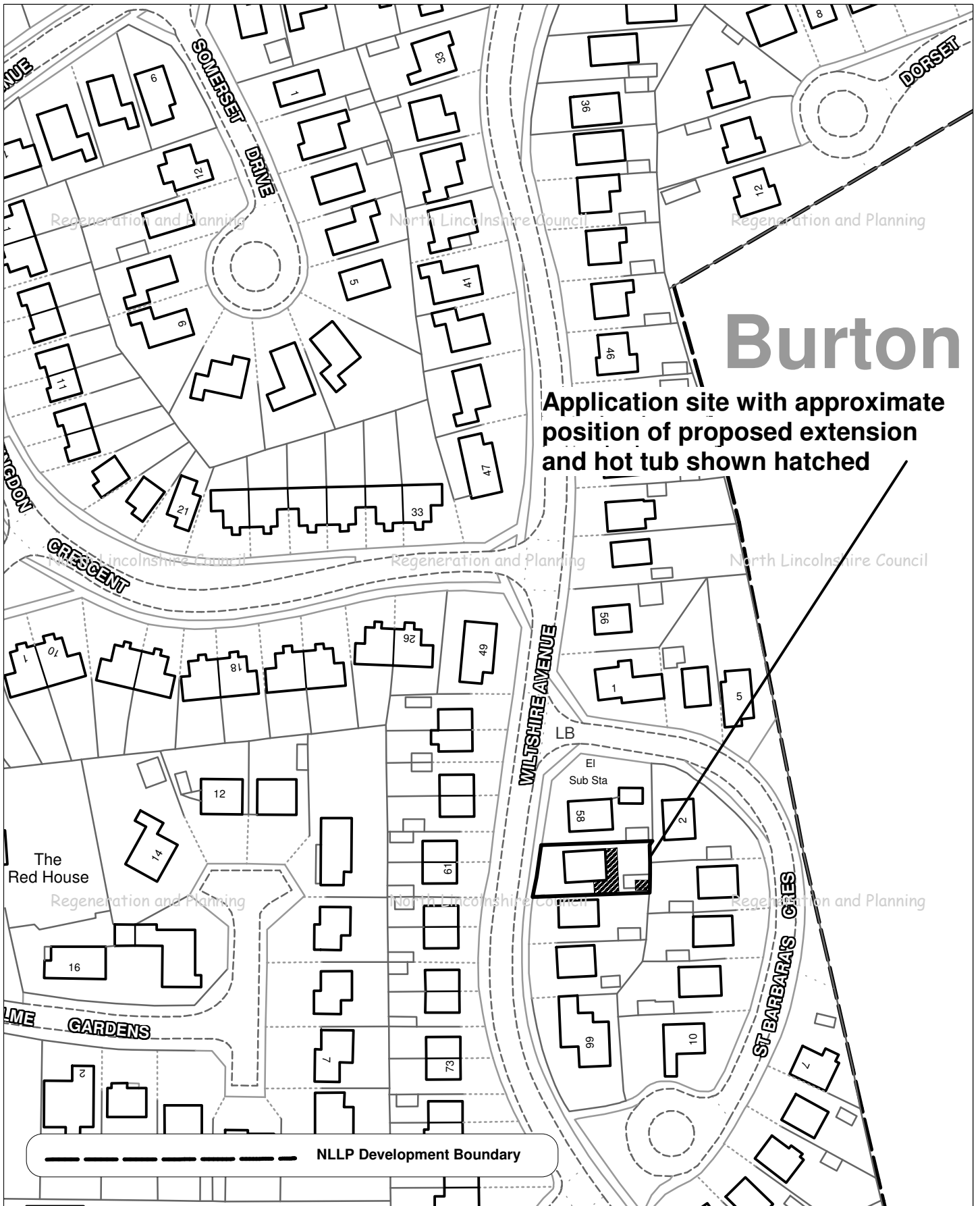
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: C0106/A1/102 Rev A, C0106/A1/101 Rev A and PA2011/0436/01.

Reason

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



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Regeneration and Planning

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