

APPLICATION NO	PA/2011/0648
APPLICANT	Mr A & Mrs F Fretwell
DEVELOPMENT	Planning permission for alterations, extensions and to raise the height of the roof and building
LOCATION	The Old Chapel, School Lane, South Ferriby
PARISH	SOUTH FERRIBY
WARD	Brigg and Wolds
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) 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.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

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

PARISH COUNCIL

Support the proposals.

PUBLICITY

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

- The roof windows would result in loss of privacy due to overlooking of the property below.
- Raising the roof would make the building tower over the houses situated down the hill and set a dangerous precedent.
- Raising the roof would block light and make the neighbouring property dark.

- Creation of a three-storey building where none exist, in a village environment – there are no three-storey buildings in the village, indeed most are smaller than this property now; the old chapel was pulled down to make way for substantial two-storey build.
- Why not a standard loft conversion?
- The gable end window will destroy all privacy in a rear garden; other windows give adequate light.

ASSESSMENT

The application site is a detached house set in a long run of houses which are on a hill rising from west to east, the land also rising significantly to the street behind (Skinners Lane). Planning permission is sought for an extension to the dwelling and raising of the roof to create a third floor of accommodation, with rooflights and solar panels.

The applicants have submitted a statement to answer issues raised by objectors.

The main issues in determining this application are whether the proposed extensions would have an adverse impact on the amenity of neighbouring properties and whether the size, scale and design are acceptable.

The original plans submitted with this application included a large window in the rear gable end. This window would have had an adverse impact on the amenity of Fairview, Skinners Lane due to loss of privacy and this would be magnified by the relative heights of the two sites which place the private rear garden area of Fairview at the same height as the applicant's first-floor windows. The occupiers of that property objected and the case officer visited their property to assess the loss of privacy. Following this the applicants submitted amended plans with the offending window removed and the windows and solar panels on the roof redesigned, which overcomes this issue.

With regard to the privacy of 2 School Lane to the west, the new rooflights would give only very restricted views over the property and would not affect their privacy to an unacceptable level. The objectors are concerned about loss of light to 2 School Lane, and the 30 degree test is marginally infringed. However, the infringement is very marginal and the two properties are reasonably distanced so that there would be no material effect.

The application property is sited on a hill which runs east to west, with a significant change in levels up to Skinners Lane. In this context, with a change in levels of over a metre at each side, the extension and raised roof would be acceptable and would be seen as part of the existing street scene of changing rooflines and the various heights of the neighbouring properties which do not have a uniform style or height.

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: F.11/79/1 and F.11/79/2 Rev A.

Reason

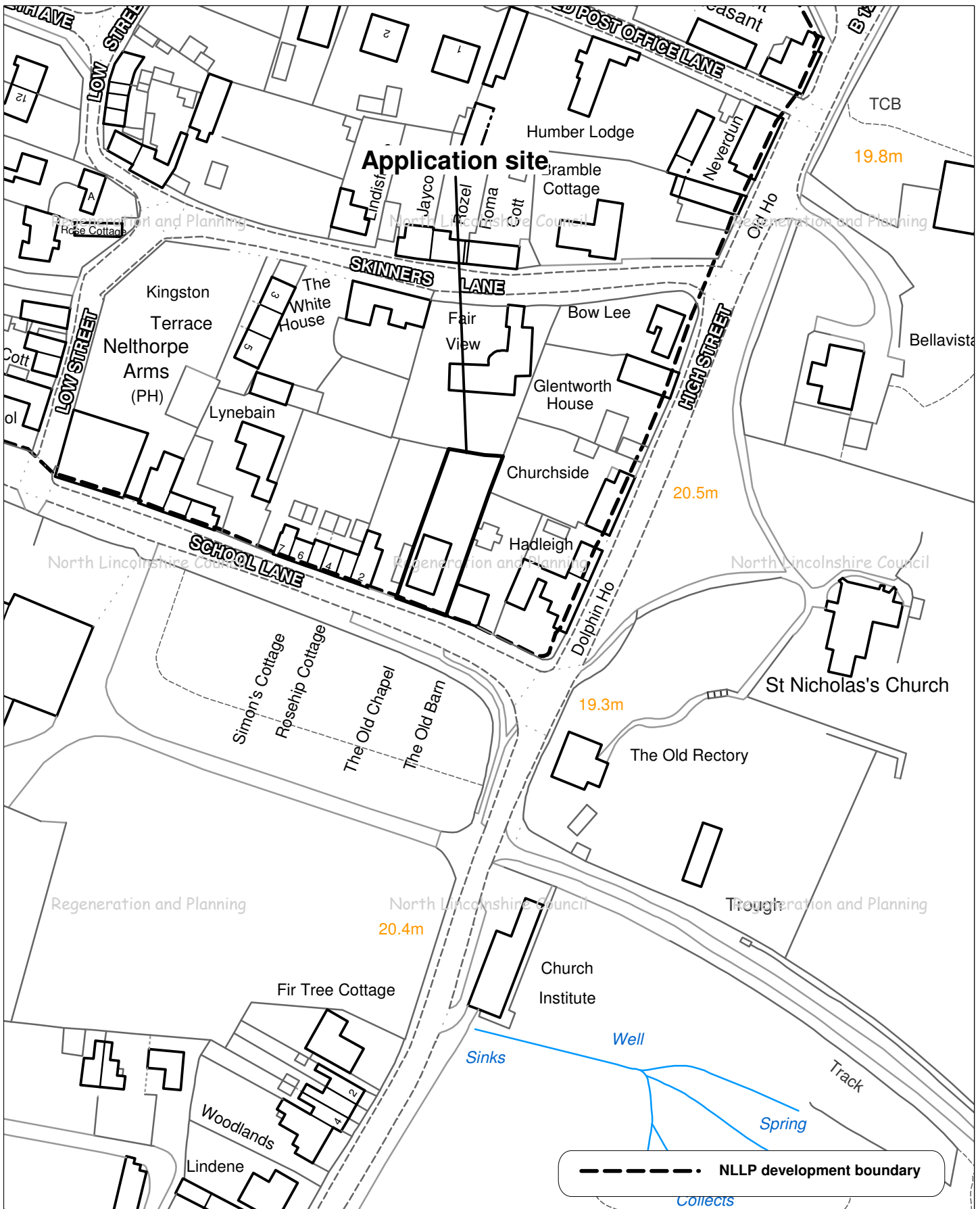
For the avoidance of doubt and in the interests of proper planning.

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.



Drawing Title: 2011/0648

OS Grid Ref: SE98752083

Drawn by: KC

Scale: 1:1250

Date: 08/08/2011



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

Head,

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

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.