

APPLICATION NO	PA/2011/1285
APPLICANT	Mr S Slingsby
DEVELOPMENT	Planning permission to raise the height of existing garage roof to form additional first floor accommodation
LOCATION	Orchard House, 16 Cross Tree Road, Messingham
PARISH	MESSINGHAM
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Messingham Parish Council

POLICIES

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

North Lincolnshire Local Plan: 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.

Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures 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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the proposal due to the potential loss of amenity for neighbouring residents to the side and rear of the garage.

PUBLICITY

Neighbouring properties have been notified. Three letters have been received: one stating that they have no objection to the proposal, provided it isn't used for private parties and loud music etc; another concerned about overlooking; and the third saying that account has not been taken of a tall tree which is close to the proposal.

ASSESSMENT

Planning permission is sought to raise the roof height of an existing triple garage located at 16 Cross Tree Road, Messingham. The garage is located to the rear of 16 Cross Street, in a north-easterly direction and is surrounded by residential properties. There are a number of mature hedges and trees on the northern boundary.

The main issue to consider in the determination of this application is whether or not the proposed works would lead to a loss of amenity to surrounding properties.

The garage is currently single-storey, but is considered a relatively imposing structure at the moment. However, the works proposed involve the raising of the roof height by 1 metre, with the introduction of windows to the front elevation and high-level, obscure-glazed skylights in the rear elevation.

In relation to surrounding properties, no windows are proposed in the side elevations, which are the only elevations that could cause an element of overlooking to adjacent properties.

With regard to comments raised about the use of the building for parties etc, this cannot be controlled by the local planning authority. Any issues of noise pollution etc would have to be dealt with via Environmental Health legislation.

Therefore, in accordance with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, the proposal is 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: S.11/266/22.

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.



Drawing Title: 2011/1285

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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