

APPLICATION NO PA/2011/1475

APPLICANT Mr & Mrs D Cutts

DEVELOPMENT Planning permission to erect a two-storey extension

LOCATION Courtyard Cottage, Barrow Road, Goxhill

PARISH **GOXHILL**

WARD Ferry

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Goxhill Parish Council

POLICIES

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

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) allows proposals for the alteration or extension of existing dwellings provided that 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 and it will make the best use of existing and new landscaping.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to extend or alter dwellings in the open countryside will only be permitted provided that:

- 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;
- 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
- the appearance or use of the dwelling as extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

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.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) states that development outside defined development boundaries will be restricted to that which is essential to the functioning of the countryside. This will include uses related to agriculture, forestry or other uses which require a countryside location or that which will contribute to the sustainable development of the tourist industry.

CONSULTATIONS

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

PARISH COUNCIL

Object to the proposal on the grounds that the property has already been extended to within the permitted limit for rural development.

PUBLICITY

Neighbouring properties have been notified by letter. No objections have been received.

ASSESSMENT

The application site consists of a small cottage that is part of an existing courtyard development of four dwellings. The cottage was originally an agricultural building that was converted to holiday accommodation and was subsequently permitted to change use to a residential dwelling. The site is located outside the development boundary for Goxhill and as such is located in the open countryside. There are few residential properties in the immediate vicinity, the nearest neighbours being the adjoining dwellings in the courtyard development. The area is mainly agricultural in nature.

This application seeks planning permission for the erection of a two-storey extension to the rear (north-east) corner of the cottage which will be attached to the eastern gable end of the adjoining property to the rear (The Granary). The cottage itself is single-storey at present, however the adjoining property to the rear is a two-storey property. The extension is proposed to be attached to the gable end of the property to the rear and will appear to be an extension to this property, but will serve the single-storey cottage to the front. The extension, due to its position at the rear of the dwelling, will be set back approximately 18 metres from the road. There is hedging, approximately 3 metres in height, along the eastern boundary of the site.

There have been a number of planning applications on this site and the wider courtyard development site in the past. In 2006 (PA/2006/149) planning permission was granted to change the use of the former agricultural buildings on the site from holiday lets to residential dwellings. The most recent application on the site (PA/2011/0630) related to the building in the north-west corner of the courtyard development and planning permission was granted by the Planning Committee to change the scale, design and layout of the dwelling that had been previously approved.

The main issues to consider in the determination of this application are whether the proposed extension complies with the relevant planning policies outlined above and

whether it will have a detrimental impact on the character and appearance of the area.

Policy RD10 allows for the extension and alteration of dwellings in the open countryside provided the extensions do not increase the volume of the dwelling by more than 20%, all new construction is of a high standard of design and the appearance of the dwelling as extended would not adversely affect the amenity of local residents or the appearance of the locality. The proposed extension will increase the volume of the dwelling by approximately 40%. However, policy RD10 does make allowance for normal permitted development rights and should these be taken into account then the increase in volume would be greatly reduced and would be less than the 20% increase supported by policy. The parish council makes reference to the dwelling already being extended to the limit allowed by policy RD9. This is incorrect as the building has not been extended since its original conversion to holiday accommodation in 2006.

The existing cottage is relatively small, particularly with regard to the adjacent properties that form part of the courtyard development on site. The proposed extension, if approved, would not result in a particularly large dwelling and the dwelling as extended would not be out of keeping with neighbouring properties. The extension has been designed to reflect the adjoining two-storey dwelling to the rear (The Granary) and, when viewed from the road, will appear to be a part of this building rather than a two-storey extension to Courtyard Cottage. In addition, the extension is set approximately 18 metres back from Barrow Road and is screened to the west by the existing dwellings and to the east by an existing hedge approximately 3 metres in height. Therefore the proposal is of a high standard of design, sympathetic to existing buildings on the site and will have no adverse impact on the character and appearance of the area.

The only neighbouring properties close to the application site are the adjoining dwellings to the west, which form part of a courtyard development with the application property. The extension is to be attached to the eastern gable of The Granary to the west and there will be no windows in the extension facing west. As such the proposal will have no impact on the amenities of neighbouring residential properties.

For the reasons outlined above it is considered that the proposed extension does comply with all relevant planning policies and will not result in an adverse impact on the amenity of neighbouring properties or on the character and appearance of the area.

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/2011/1475/01, PA/2011/1475/02, 2938/E1 and 2938/P2.

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.

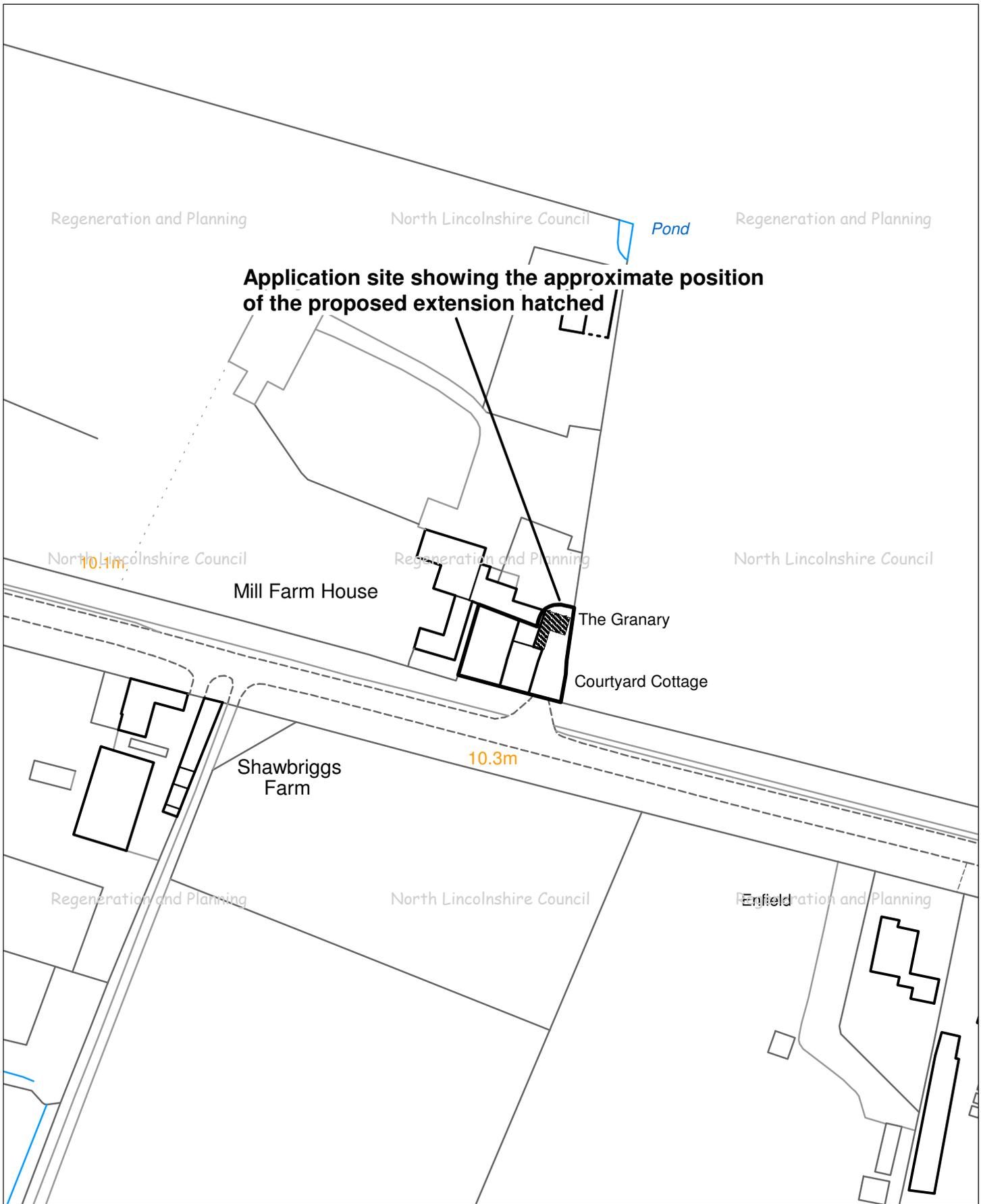
The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Courtyard Cottage, Barrow Road, Goxhill.

Reason

To prevent the establishment of a new, separate dwelling in the open countryside that would be contrary to policy RD2 of the North Lincolnshire Local Plan.

Reasons for approval

The proposal accords with policies RD2, RD10, DS5 and DS1 of the North Lincolnshire Local Plan and policy CS3 of the North Lincolnshire Core Strategy and will have no adverse impact upon the character and appearance of the area and will not impact on the amenity of neighbouring properties.



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Regeneration and Planning

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