

**APPLICATION NO** PA/2012/0134

**APPLICANT** Mr A Evans

**DEVELOPMENT** Planning permission to erect a two-storey extension

**LOCATION** 2 New Houses, Thorne Road, Sandtoft, Belton

**PARISH** BELTON

**WARD** Axholme Central

**CASE OFFICER** Andrew Law

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

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

#### **POLICIES**

**National Planning Policy Framework:** No specific policies apply.

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

**North Lincolnshire Local Plan:** Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

Policy DS5 (Residential Extensions)

Policy DS1 (General Requirements)

SPG1 (Supplementary Planning Guidance 1) (Residential Extensions)

**North Lincolnshire Core Strategy:** CS3 (Development Limits)

#### **CONSULTATIONS**

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

#### **PARISH COUNCIL**

No comments or objections.

#### **PUBLICITY**

Neighbouring properties have been notified. No comments have been received.

## ASSESSMENT

The application site is a two-storey semi-detached dwelling within Sandtoft and is bounded by residential properties to the south, east and west and by a field to the rear (north), The Reindeer Inn public house is to the south-east of the property. Sandtoft is a small rural settlement without a defined development limit and as such the whole of the settlement, including the application site, is located within the open countryside. The vast majority of the other residential properties in Sandtoft are close to the application site.

This application seeks planning permission for a two-storey rear extension on the north-western corner of the dwelling.

**The main issues to consider in the determination of this application are whether the proposed extension will have a detrimental impact on the character and appearance of the area or upon the residential amenity of neighbouring properties.**

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 50%. 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, although it would still be more than a 20% increase.

As a result of Sandtoft having no development limit at present the site is considered to be located within the open countryside. However the applicant property is a semi-detached dwelling in a residential area, surrounded by other dwellings on three sides. The neighbouring dwelling immediately to the west of the site has a similar two-storey protrusion on its rear elevation, which looks to be an original part of the dwelling and is clearly visible from Thorne Road. The application site is not located in an isolated position within the countryside. The proposed extension would not be out of keeping with the surrounding area and, being located to the rear of the dwelling, will not be highly visible from the public realm. The extension has been designed to be sympathetic to the existing dwelling and neighbouring properties, and will have no harmful effect on the character and appearance of the area. Therefore, in this instance, an increase in volume of more than 20% would be acceptable and would not be detrimental to the open countryside.

SPG1 (Residential Extensions) sets out the relevant criteria for measuring the impact of new extensions with regard to such issues as design, overlooking and loss of light. The proposed extension has been assessed against this policy with particular regard given to the potential impact on the adjoining property to the east. The extension passes the 45 degree test for loss of light and as such is of an acceptable depth. The brickwork of the extension passes the 30 degree test, however part of the roof fails this test. The extension has a hipped roof, which slopes away from the adjoining property, and as such the part of the roof which fails the 30 degree test is minimal. Additionally, there is a separation distance of approximately 4.5 metres between the extension and the centre of the nearest window in the adjoining property and the extension is to the north-west of the neighbour and as such will block very little direct sunlight. Due to the design of the extension, the separation distance between the neighbour and its orientation, it is considered that the proposed development will not result in unacceptable loss of light to neighbouring properties. There is only one first-floor window proposed in the (western) side elevation of

the extension and this window is to be obscure glazed, which will prevent any overlooking of neighbours. (A condition will be imposed to ensure that this obscure glazing takes place before the extension is brought into use.) Therefore the proposed extension will have no unacceptable impact upon the residential amenity of neighbouring properties.

**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: 187.01, 187.02, 187.03, 187.04 and 187.05.

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.

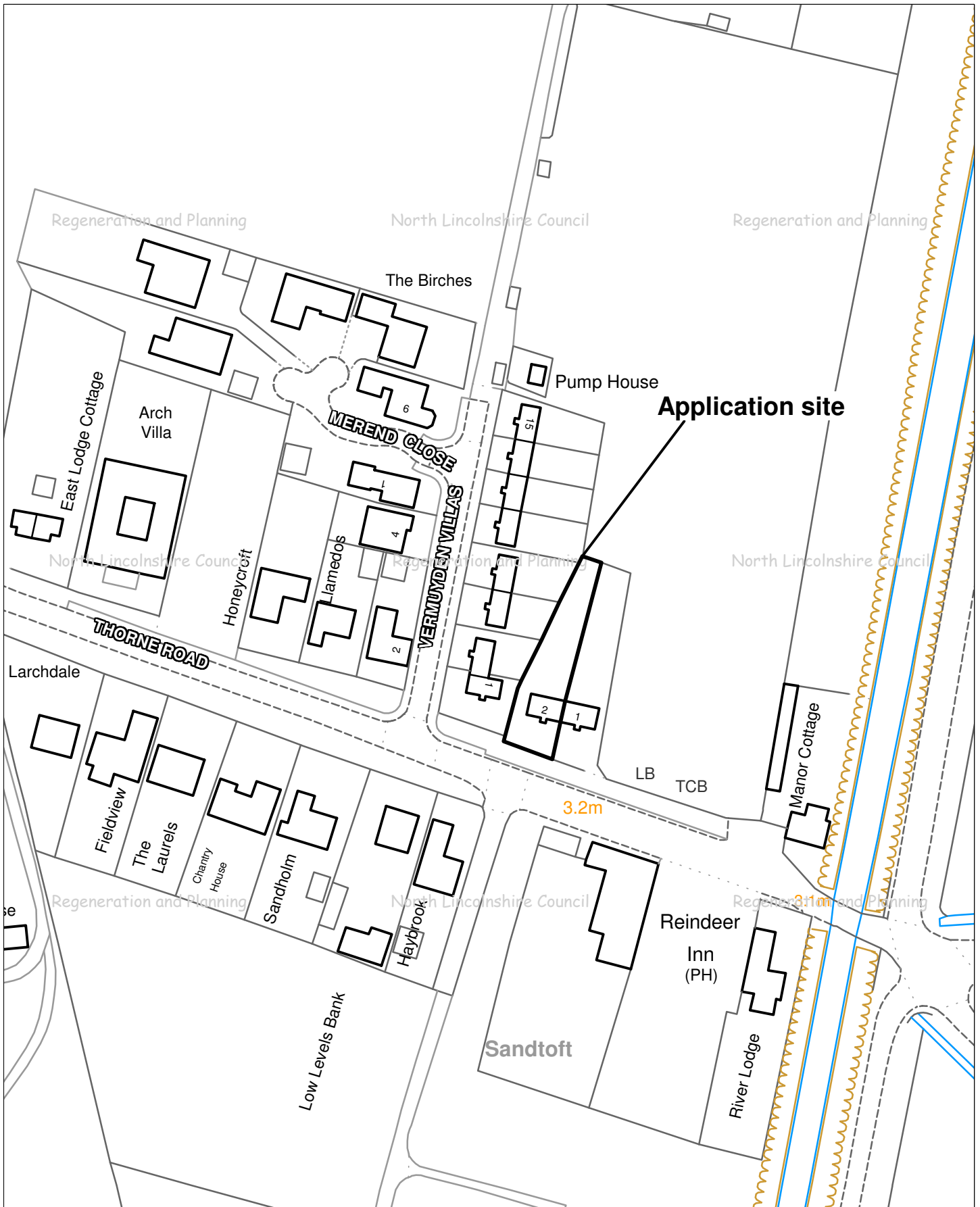
Before the extension is first occupied, the bedroom window in its western wall shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

**Reasons for approval**

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are policies DS1, DS5, RD2, RD10 and SPG1 of the North Lincolnshire Local Plan and policy CS3 of the North Lincolnshire Core Strategy.



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**Regeneration and Planning**

Head,

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

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PA/2012/0134 - PROPOSED LAYOUT  
NOT TO SCALE



VERMUYDEN VILLAS

THORNE ROAD

Soakaway - 1.800 x  
1.800 x 1.000m deep -  
see detail.

IC

5000

rwp

2

1

Proposed Site Plan

All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystone technical services. This drawing is the copyright of keystone technical services and must not be reproduced without written consent. © keystone technical services 2012

rev	amendment	date
<b>keystone architecture</b> designing for development		
architecture   building consultants   energy assessors   project managers		
design	01724 720 385   07837 603 071	surveys
planning	51 Filkborough Rd, Burton Stather, Nth Lincs DN15 9HB	sap / sbem / epc's
building regs	www.keystonetechnical.co.uk	site supervision
	info@keystonetechnical.co.uk	
job	title <i>Prop' Site Plan</i>	dwg. no. <i>187.04</i>
<i>Mr A. Evans</i>	stage <i>Planning</i>	drawn <i>Jan 12</i>
<i>Extension Works at</i>	scale <i>1:200 @ A3</i>	drawn by <i>JCB</i>
<i>2 New Houses, Sandtoft</i>		