

APPLICATION NO	PA/2012/0351
APPLICANT	Mr C Walters
DEVELOPMENT	Planning permission to erect a two-storey extension to the rear, a domestic garage to the side and a porch to the front elevation (resubmission of PA/2012/0066)
LOCATION	3 Crowland Road, Crowle
PARISH	CROWLE
WARD	Axholme North
CASE OFFICER	Tanya Eggett
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee Objection by Crowle Town Council

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 DS1 (General Requirements) provides general design guidance in relation to all new development.

Policy DS5 (Residential Extensions) provides specific guidance in relation to residential extensions.

SPG1 provides specific guidance in relation to extensions.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

Object – encroaches on transgression of building lines.

PUBLICITY

Neighbouring properties have been notified. Three letters of objection have been received raising the following issues:

- mud on pavement and road

- footway blocked by vehicles
- loss of light

ASSESSMENT

The site is located within the development boundary of Crowle, in a residential area. The dwelling is a semi-detached dwelling and is flanked by other residential properties on all sides. The proposal is for the erection of a two-storey rear extension, a garage to the side and a porch to the front elevation. The application is a resubmission of PA/2012/0066 which was refused due to overlooking and loss of privacy.

The main issues associated with this case are whether the proposed extensions are acceptable in planning policy terms, and if so, whether their impact on the street scene and the amenity of neighbours is also acceptable.

The site is located within the development boundary of Crowle where, in principle, residential extensions are considered to be acceptable.

The porch on the front elevation is considered acceptable in planning terms. It is set back from the road and has no adverse impact on the street scene or the amenity of neighbours. This aspect of the proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The single-storey garage to the side of the dwelling will be visible in the street scene. This extension has been designed to be in character with the main dwelling and has a minimal impact on the visual amenity of the locality. The garage extension is located adjacent to the boundary of the property. It will be visible from adjoining residential properties. However, the garage is a maximum height of 3.7 metres to the ridge with a sloping roof. It will be partially screened by the neighbour's outbuilding and fence. Due to the design and height of the garage it is not considered that the extension will adversely affect the residential amenity of the adjoining dwellings. This proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The two-storey rear extension passes the 45 and 30 degree rules set out in SPG1. The extension will be visible from adjoining properties. The objector's property lounge window is already enclosed by an existing extension on the objector's property. The boundary treatment and the small level of existing private amenity space do result in a sense of enclosure to the objector's property. However, the objector has another existing lounge window. It is therefore considered that the proposed two-storey extension, which is located 6.5 metres from the objector's boundary, would result in no demonstrable loss of amenity to this property. The applicant is also proposing a first-floor bedroom window in the flank elevation. This window will be a high-level window and will not result in overlooking and loss of privacy to adjoining neighbours' gardens. The proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

Issues relating to obstruction to the pavement and mud on the road are not planning matters and will be dealt with by the relevant authorities.

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.

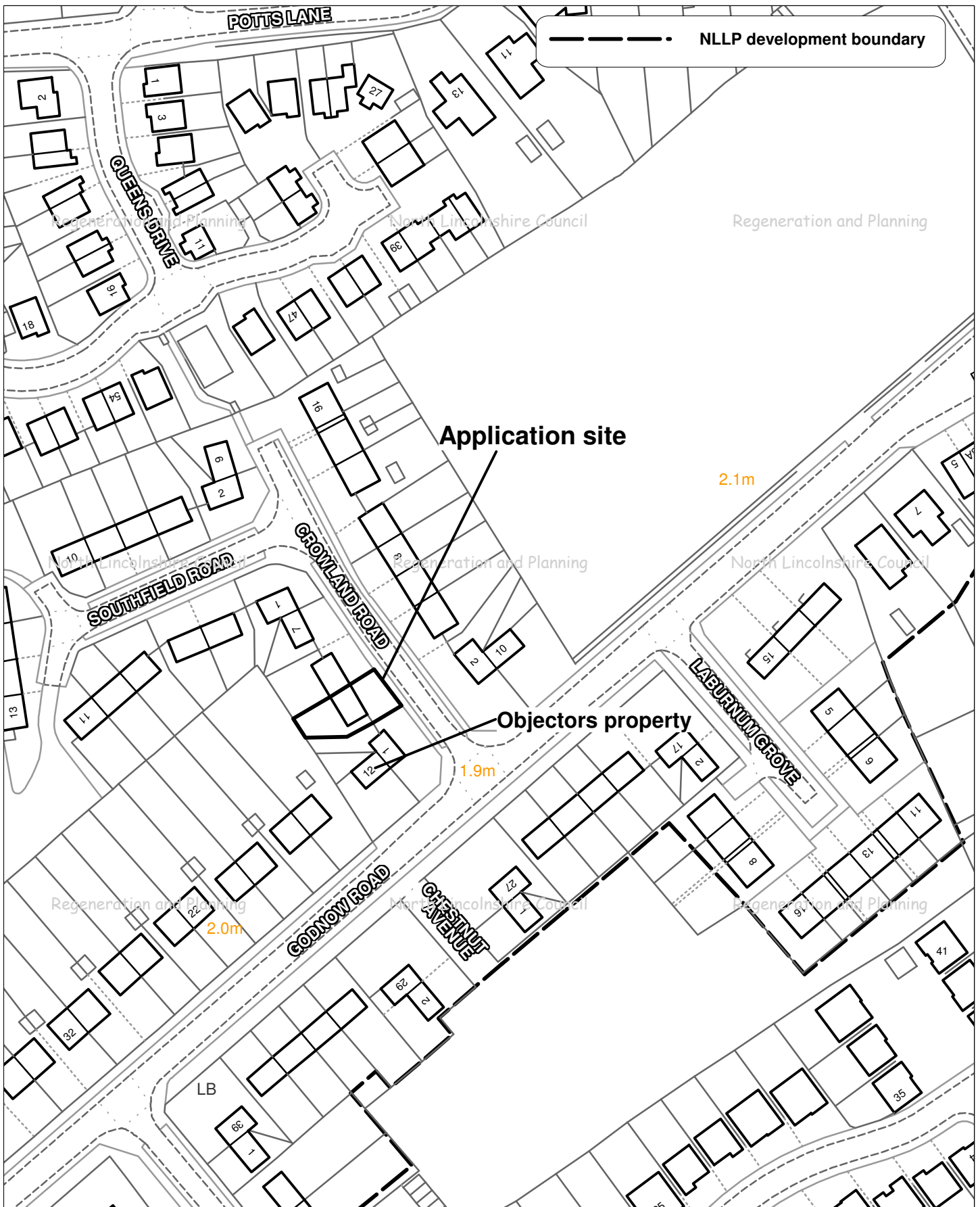
The development hereby permitted shall be carried out in accordance with the following approved plans: 12-2-1, 12-2-2 Rev D, 12-2-3, 12-2-4 and email from the applicant's agent dated 16 April 2012.

Reason

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

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 and SPG1 of the North Lincolnshire Local Plan.



--- NLLP development boundary

Application site

2.1m

Objectors property

1.9m

2.0m

Drawing Title: 2012/0351

OS Grid Ref: SE77221252

Drawn by: KC

Scale: 1:1250

Date: 17/04/2012



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Regeneration and Planning

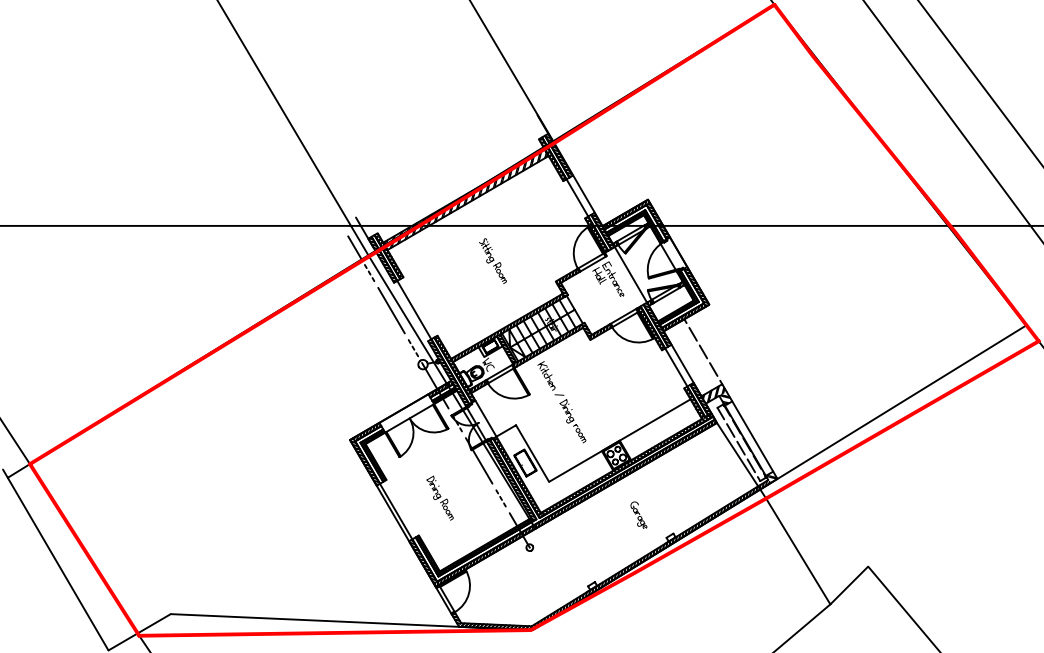
Head,

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

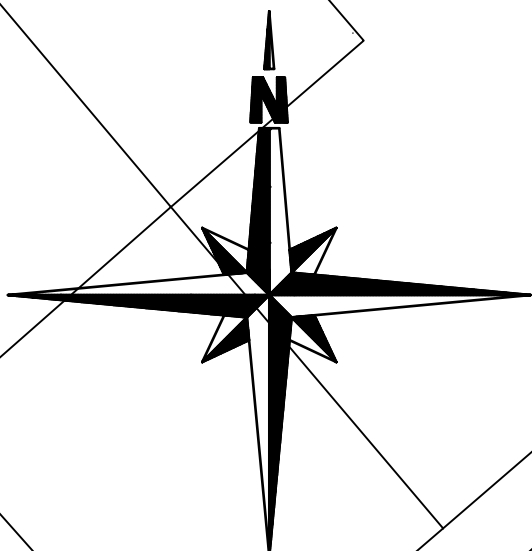
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PA/2012/0351 - PROPOSED LAYOUT
NOT TO SCALE

ROAD

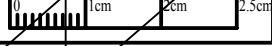


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MARKET PLACE
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RIBA 
Chartered Practice

CLIENT	
PROJECT Extension of 3 Crowland Road Crowle	
SCALE 1:200	DATE Jan 2012
DRAWING TITLE Block Plan	
sheet size A4	scale 
DRG NO. 12-2-3	REVISION