

APPLICATION NO	PA/2012/1057
APPLICANT	Mrs B Beck
DEVELOPMENT	Planning permission to erect a two-storey rear extension and a single-storey rear extension (resubmission of PA/2012/0529)
LOCATION	Meredyke Cottage, 74 Meredyke Road, Luddington
PARISH	LUDDINGTON/HALDENBY
WARD	Axholme North
CASE OFFICER	Tanya Eggett
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

National Planning Policy Framework: No specific paragraphs apply.

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

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside) lists the type of development acceptable in the open countryside.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) lists the criteria that have to be fulfilled for alterations and extensions to dwellings.

Policy DS5 (Residential Extensions) lists the criteria that must be fulfilled for all residential extensions.

Policy DS1 (General Requirements) provides design guidance for all new development.

SPG1 provides detailed design guidance for residential extensions.

North Lincolnshire Core Strategy: Policy CS3 (Development Limits) – the site is located outside the development boundary of Luddington within the open countryside.

CONSULTATIONS

Highways: Views awaited.

PARISH COUNCIL: No objection.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Two letters of objection have been received on grounds of loss of light, that the two-storey extension is overbearing and the extensions have only been reduced by a small amount since PA/2012/0529 was refused.

ASSESSMENT

This proposal is for a two-storey rear extension and a single-storey rear extension. The full depth of the extension will be 14.4 metres. A previous rear extension on this site (PA/2012/0529) was refused on 21 June 2012 on the grounds of adverse effect on the appearance of the countryside, loss of light to the neighbouring property and overbearing impact. The dwelling is a terrace in a row of three terraces. The site is located outside the development boundary of Luddington within the open countryside. The dwelling has an existing long single-storey addition to the rear of the building that comprises a mix of different additions. The overall depth of this existing extension is 17.5 metres. These extensions are highly visible on the landscape.

The main issues associated with this proposal are whether it is in accordance with planning policy, and if not whether there is any justification for the development on the site. The impact on the amenity of neighbours and the amenity of the locality also needs to be assessed.

Policy RD2 of the North Lincolnshire Local Plan does permit extensions to dwellings located in the open countryside. In terms of policy RD10 of the North Lincolnshire Local Plan, the extension does exceed the volume limit (20% of the volume of the original building) by a significant amount. However, the existing extension on the site also exceeds the 20% limit. The proposed extension in design terms is a betterment and its depth is smaller than the existing extension. In terms of its impact on the countryside and on the landscape, the proposed extension will be a betterment than the existing situation. Although the proposal is contrary to policy RD10, the improvement in design terms of the proposed extension on the landscape and on the open the countryside overrides this policy in this instance.

The proposed extension does not comply with the council's 45 degree rule as set out in SPG1, although the 30 degree rule is passed. The 45 degree rule on this site is already infringed by the existing extension. The applicant has sited part of the extension further into the site than the existing extension in order to improve the outlook to the neighbour. The design of the extension with its uniform appearance is an improvement on the existing situation and its aesthetic appearance to the neighbour will be improved. In addition, subject to conditions, there will be no overlooking from the proposed extension into the neighbour's property. It is accepted that the neighbour has a number of habitable windows that will look onto the proposed extension, but in terms of loss of light to the neighbour, the situation will be no worse than the existing situation. It is considered, on balance, that in terms of policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, the proposal is acceptable.

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: B/01/02/001/12/B, B/02/02/001/12/B and PA/2012/1057/01.

Reason

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

3.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no new window openings shall be created in the western wall/roof plane of the extension other than those shown on the submitted plan.

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.

4.

Before the extension is occupied the WC window in the western wall of the extension at ground floor level 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.

5.

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.

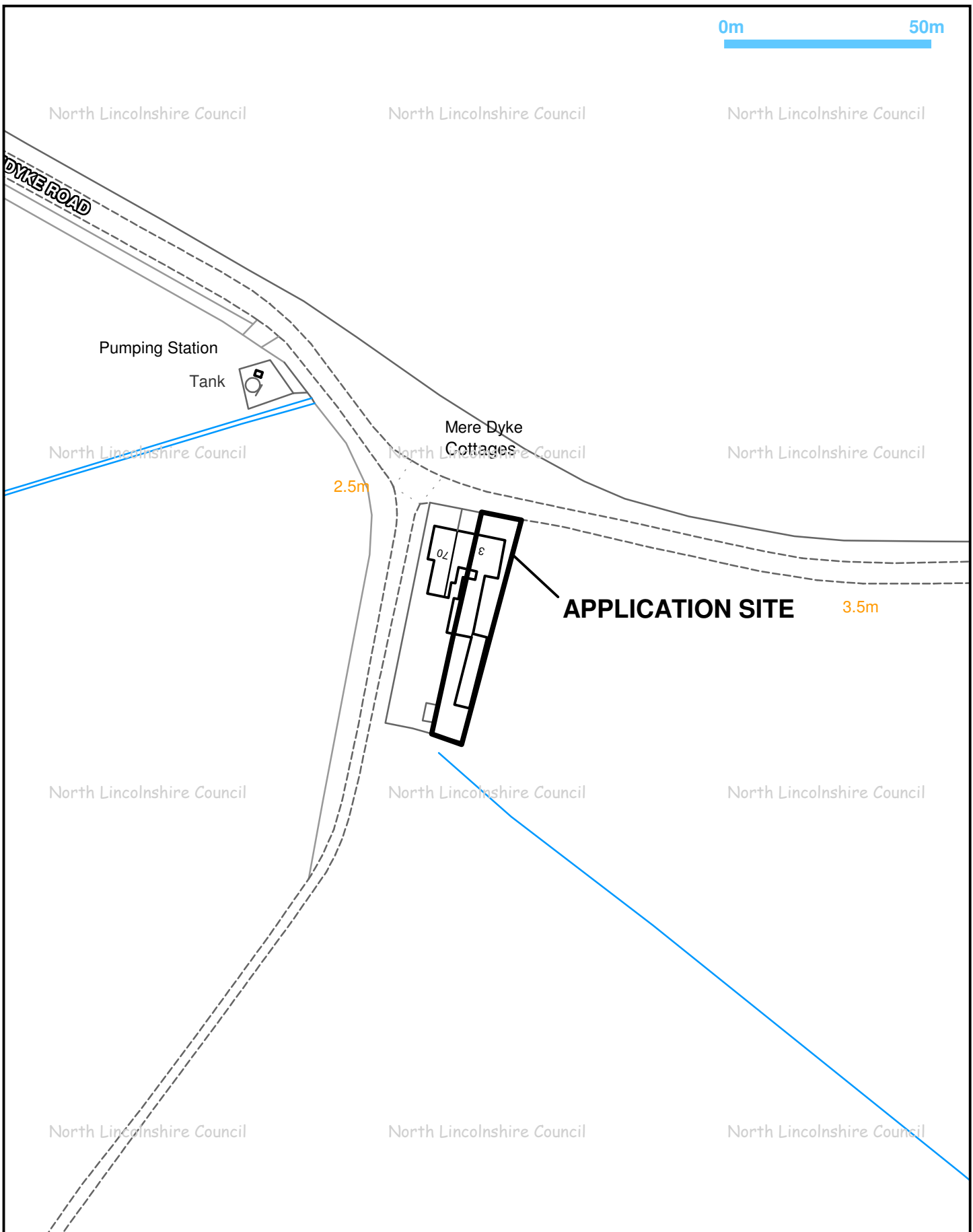
Reason

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.

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 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 RD2, RD10, DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

0m 50m



Title: PA/2012/1057

Drawn by: Sue Barden

Date: 26/09/2012

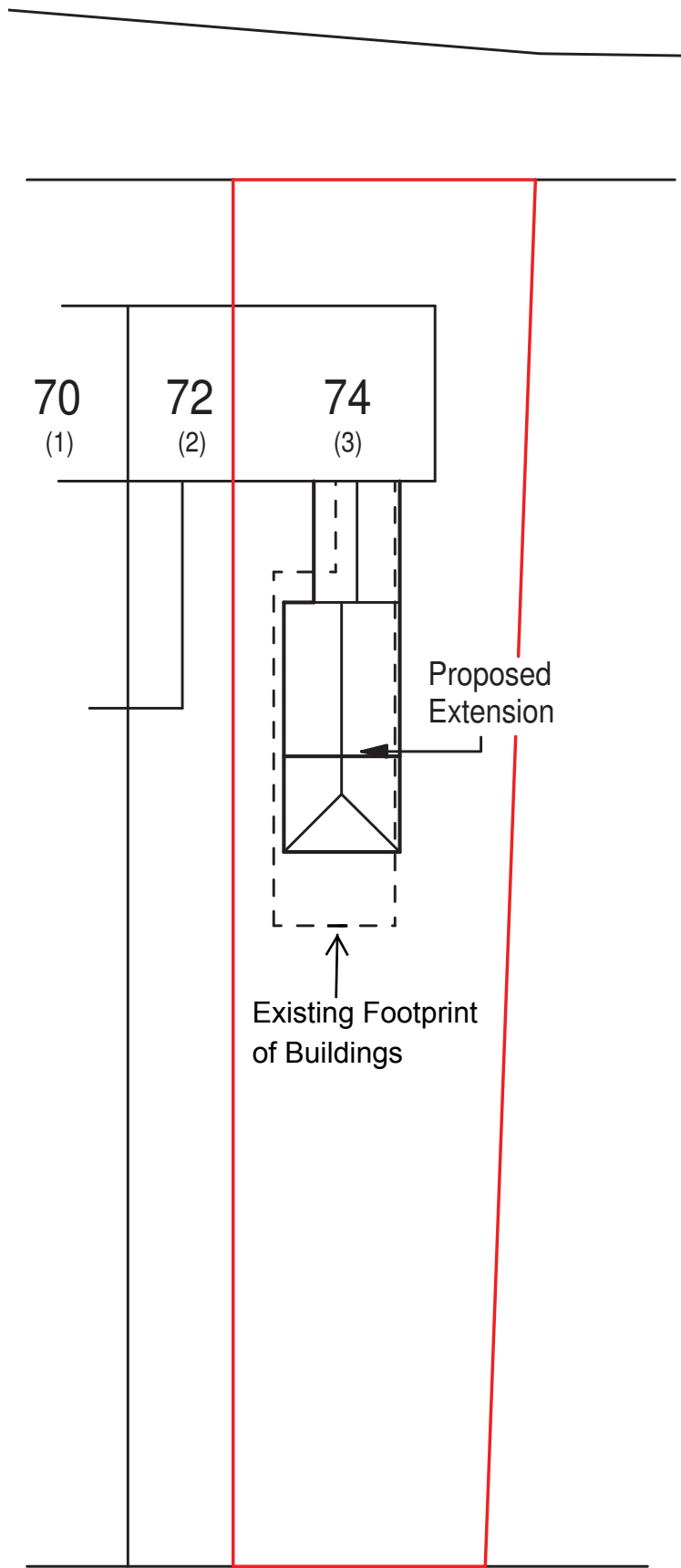
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Director of Places
Peter Williams
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PA/2012/1057
Block Plan
(Not to Scale)