

APPLICATION NO PA/2013/1024

APPLICANT Mr R Cook

DEVELOPMENT Planning permission to erect a two-storey side extension and single-storey rear extension

LOCATION 129 Stather Road, Burton-upon-Stather

PARISH BURTON-UPON-STATHER

WARD Burton Stather and Winterton

CASE OFFICER Craig Fotheringham

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Officer discretion (volume of proposed extension)

POLICIES

National Planning Policy Framework: Achieving Sustainable Development; Core Planning Principles; Section 7 – Requiring good design.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out criteria against which all proposals will be considered and includes references to quality of design, amenity, conservation, resources and utilities in the development and use of land.

Policy DS5 (Residential Extensions) is permissive in nature providing the proposal does not adversely affect residential amenity and is sympathetic in terms of design, scale and use of materials.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) allows extensions in the open countryside subject to a volumetric level of 20% of the original dwelling and the original dwelling forming the dominant visual feature, and providing they do not affect the appearance of the locality or the amenity of local residents. The policy implicitly aims to preclude the extension of cottages to mansions in the open countryside.

SPG 1 (Design Guidance for House Extensions) sets out the broad design principles of extending dwellings and notes that one aim of the guidance is to ensure that new housing extensions respect the local character.

North Lincolnshire Core Strategy: Policy CS2 (Delivering More Sustainable Development) notes that design should be of a high standard.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires all new development to be appropriate to its context.

CONSULTATIONS

Highways: Advises that any permission issued by the planning authority should include conditions relating to vehicle access, use of loose driveway materials, visibility at the highway/driveway and adequate parking provision.

PARISH COUNCIL

No objections or comments.

PUBLICITY

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

ASSESSMENT

No. 129 is a detached property located off Stather Road, Burton-upon-Stather and is located within the open countryside by virtue of it falling outside a village development limit as defined in the North Lincolnshire Local Plan. It is found at the far end of Stather Road and backs onto the River Trent's defence embankment. To the immediate south of the property are the grounds of the Ferry House public house and to the north is a small wooded area that belongs to Villa Farm. Across Stather Road to the east are a number of detached properties.

The local area is generally characterised by detached dwellings set in sizeable gardens. Stather Road is an adopted highway up to number 129 beyond which it then becomes unadopted.

The property is generally in a poor state of repair and until recently had been unoccupied for a number of years. The current owner is seeking to renovate the property and bring it back into beneficial family use. He has already re-roofed and replaced the majority of the windows. There are a number of semi-mature trees to the north of the property falling within the proposal site. Most of these trees are either in poor health or have already died, but there is one specimen that could be impacted upon by the proposed development. It is therefore considered prudent to attach a suitable condition protecting this tree.

The proposal seeks to extend the house to the front, rear, and side elevations by:

- demolishing the small lean-to outside toilet to the rear;
- providing a front door canopy with stained timber frame and tiled roof;
- squaring off the rear of the property with a single-storey flat-roofed kitchen extension measuring 4.5 metres wide and 4.15 metres deep with two rear-facing windows. A balcony over the extension would be formed, accessed by a new set of south-facing French doors;
- a full-depth side two-storey gable-ended extension (maximum width of 3.5 metres) comprising a garage and utility/toilet with living accommodation over, forming one bedroom, two en suites and a walk-in wardrobe. There would be one first-floor window to this side elevation. The front elevation comprises a single garage door with one window above. To the rear two small windows are proposed at ground floor level with one window above. In terms of roofline, the extension's ridge runs at right angles to the

main house and would be tied into the existing roof by a connecting ridge set below the main ridgeline.

Materials for the house extensions are a red facing brick, clay pantiles and stained wooden windows to match existing.

From figures provided by the applicant's agent, the proposal relates to extending the existing detached house by almost 146 cubic metres (including the garage) which equates to 78% in volume/floor space.

The main issues to be considered are whether the proposed house extensions will harm the host dwelling, the character of the area or the amenity of local residents.

Local plan policies DS1 and DS5 look for all development to be of an appropriate design quality, have regard to its context and not harm the amenity of neighbouring properties, whereas the SPG requires extensions to be seen as a cohesive design rather than a mere afterthought. These policy goals and aspirations have been carried over within core strategy policies CS2 and CS5.

Policy RD10 of the local plan in part considers the matter of extensions to dwellings in the open countryside and looks to control their mass. This control is expressed by setting a percentage volume of the proposed extension against the original dwelling (ie 20%). The policy also requires the original form of the host dwelling to remain the dominant feature and the extension should not adversely affect the appearance of the locality.

The National Planning Policy Framework (NPPF) seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and states that sustainable development involves seeking positive improvements that include improving conditions in which people live. The framework critically comments that planning policies should not be prescriptive and such an approach can stifle development that accords with good design, amenity and promoting sustainable development.

The above quoted policies of the local plan and core strategy have at their heart the need to promote development appropriate to its location and context. In this light a proposal that would fail policy RD10's size requirements might still be appropriate under the NPPF's direction dependent on the impact of the proposal on the local character and residential amenities.

With regard to the volume of the proposed extension, the key element is not the percentage level, but rather whether the proposed development would cause harm to the character of the area and in turn the presence of the existing dwelling. The NPPF notes that planning authorities should not look to adopt prescriptive planning policies which are viewed as frustrating design that can respond to its context that would otherwise conflict with a prescriptive policy.

No comments have been received about the potential scale of the proposed extensions.

It is considered that the proposed side and rear extensions, although modest in size, would not be visually dominant and are in keeping with the style and mass of the original house.

The only possible concern is the potential impact that the balcony may have on users of the adjacent grounds of the Ferry House public house and the Trent side to the west. However, there are a number of semi-mature trees located within the grounds of the public house set

adjacent to the side boundary with number 129 that would effectively semi-screen the balcony from the wider public view. This is also relevant for informal users of the Trent bank to the rear of the property where a number of semi-mature trees and large shrubs are present.

Having regard to the above, it is therefore considered that the scale and mass of the proposed house extensions accords with the aim and objectives of the development plan and the NPPF.

Overall it is considered that the proposal would not have a detrimental impact on the character and appearance of the area or an adverse impact on the residential amenities or users of nearby 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: 100(1)01, 100(1)02, 100(2)01 and 100(2)02 Rev A.

Reason

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

3.
Adequate vehicle access shall be provided to the site in accordance with details to be submitted to and approved in writing by the local planning authority. Once provided the vehicle access shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.
No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

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), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

The proposed new vehicle parking facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

8.

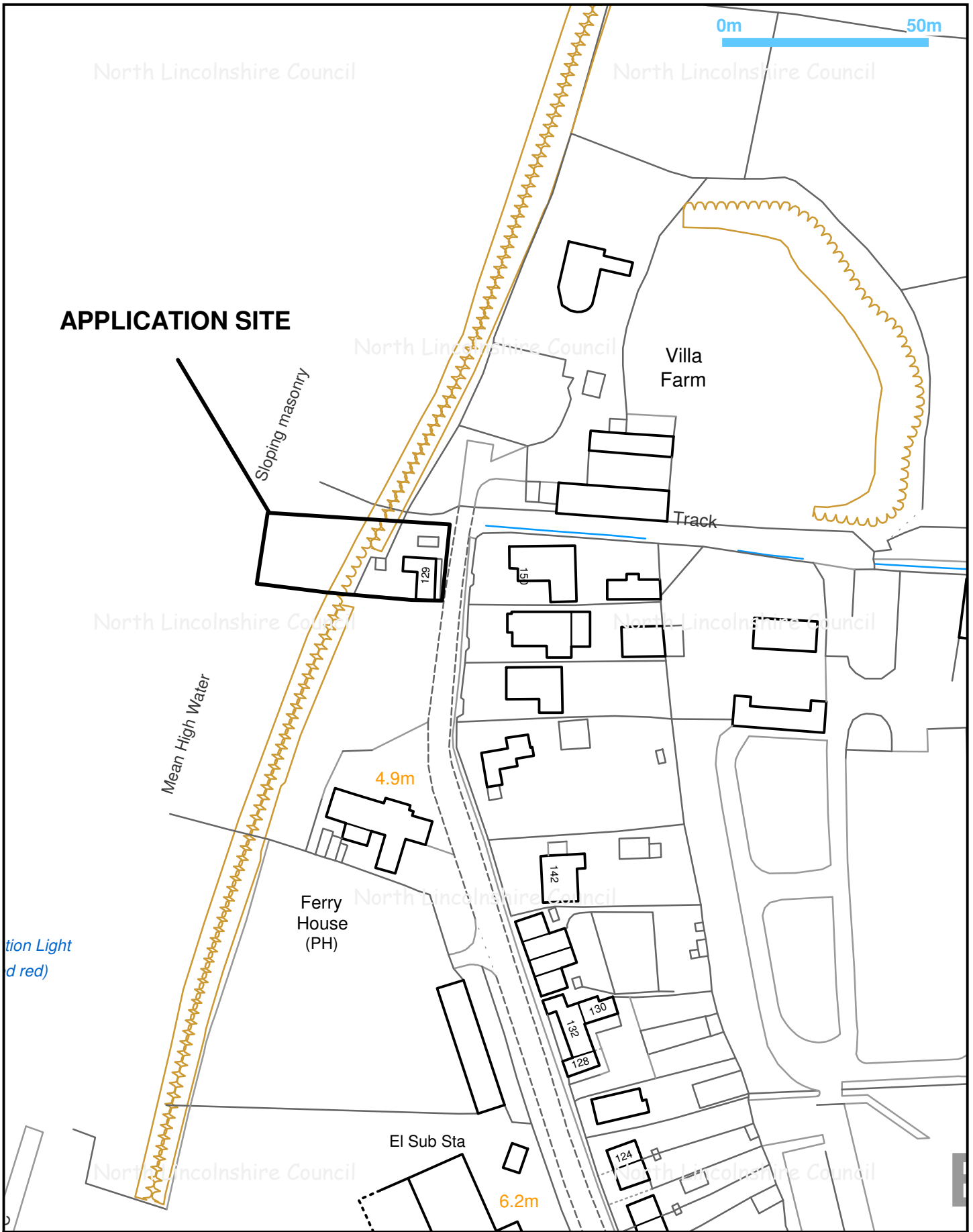
No development shall take place until an arboricultural method statement for the protection and retention of the mature tree marked as T1 on drawing number 100(2)01 and located to the north of the existing property has been submitted to and approved in writing by the local planning authority.

Reason

To ensure the protection and retention of this significant tree in accordance with policy LC12 of the North Lincolnshire Local Plan.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2013/1024

Drawn by: Sue Barden

Date: 17/06/2014

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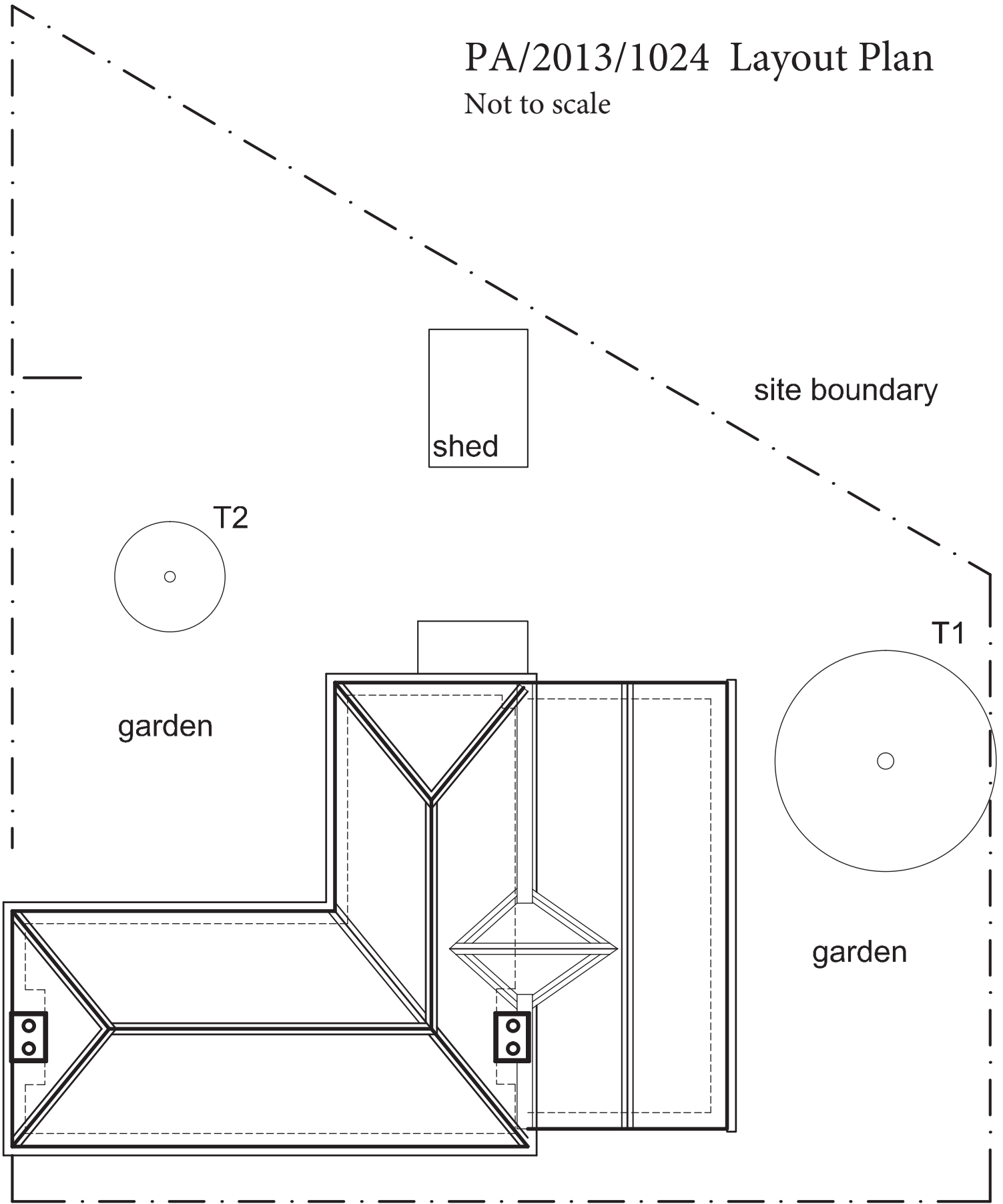
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Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCM1,AMIMechE

PA/2013/1024 Layout Plan

Not to scale



site boundary

shed

T2

garden

T1

garden

Stather Road