

**APPLICATION NO** PA/2013/1014

**APPLICANT** Miss A Hewitt

**DEVELOPMENT** Planning permission to raise height of roof and extend existing garage

**LOCATION** 15 Holm Road, Westwoodside, Haxey

**PARISH** HAXEY

**WARD** Axholme South

**CASE OFFICER** Andrew Law

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Officer discretion – conflict with guidance set out in SPG1

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements) and DS5 (Residential Extensions), and Supplementary Planning Guidance1 (SPG1) (Design Guidelines for Home Extensions)

**North Lincolnshire Core Strategy:** Policy CS5 (Delivering Quality Design in North Lincolnshire)

## **CONSULTATIONS**

**Highways:** No comments or objections.

## **PARISH COUNCIL**

Do not object but request that the comments from the neighbouring property with regard to privacy are taken into account.

## **PUBLICITY**

Neighbouring properties have been notified and one letter has been received from the adjacent property to the south-east objecting on the following grounds:

- The first floor bedroom window will directly overlook the neighbouring property. This will lead to loss of privacy and impact on the enjoyment of the dwelling and its garden.
- The building as extended would be visually overbearing and out of keeping with the majority of neighbouring properties.
- The building as extended will overshadow the neighbouring garden, especially the pitched roof garage.
- The extensions will result in a loss of ground area for drainage and the positioning of soakaways.

## **ASSESSMENT**

The application site is a single-storey detached dwelling with an attached, single-storey flat-roofed garage located on Holm Road, Westwoodside. It is within the development boundary of the settlement and is not within any designated conservation area. Holm Road is a residential street comprised predominantly of single-storey detached dwellings which are similar in appearance to the applicant property. The adjacent property to the north-west has extended into the roof space and raised the height of its roof to enable a similar extension. This application seeks planning permission to raise the roof height of the applicant dwelling to facilitate the conversion of the loft space into habitable accommodation and also to erect an extension to the rear of the existing garage and install a pitched roof on the garage. The applicant intends to install several small rooflights in the roof of the dwelling and to install solar panels on the south-east facing roof slopes of the dwelling and the garage.

**The main issues in the determination of this application are whether the proposed extensions will impact on the amenities of neighbouring properties and whether they will be harmful to the character of the area.**

Neighbouring properties are predominantly detached, single-storey dwellings which are similar in design, materials and appearance to the applicant property. However the adjacent dwelling to the north-west (no. 11) has previously extended into its roof space and raised the height of its roof; this dwelling does not appear incongruous or overbearing. The proposed extension to the applicant dwelling is very similar to that which has been carried out at no. 11, next door. Due to the fact that the adjacent dwelling has a very similar extension to the roof, the proposed extension to the applicant dwelling would not be out of keeping, nor would it be harmful to the character or appearance of the area. The addition of a pitched roof above the attached garage would improve the appearance of this structure as it will replace a flat roof and will be more in keeping with the bungalow which has a pitched roof. Furthermore, the garage is set back within the plot, towards the rear of the dwelling and as such is not a prominent structure within the street scene.

The proposed development includes first floor bedroom windows in the front and rear facing gable walls and numerous, small rooflights in the side facing roof slopes. The rooflights are very small, are at high level within the roof slopes and face onto the roof slopes of neighbouring dwellings. As such the rooflights will not result in loss of privacy to neighbouring properties. The first floor bedroom windows in the gables of the dwelling face front and rear; this is a similar arrangement to no. 11 to the north-west. As these windows face directly to the front and rear they will not result in unacceptable overlooking of neighbouring properties to either side. There is a distance of approximately 18 metres between the proposed first floor window in the front elevation and the neighbour to the

south-west (across Holm Road) and approximately 25 metres between the window in the rear elevation and neighbours to the rear. On this basis the proposed development will not result in unacceptable overlooking or loss of privacy to neighbouring properties.

The proposed extension to the attached garage fails the 45 degree test for loss of light set out in Supplementary Planning Guidance 1 (SPG1) of the North Lincolnshire Local Plan. SPG1 sets out guidance which is designed to aid the local planning authority in assessing loss of light. However, as the properties are detached, there is a distance of approximately 5 metres between the nearest window in the neighbouring dwelling and the part of the garage extension that fails the 45 degree test. Furthermore, the garage is single-storey and will have a pitched roof sloping away from the neighbouring property and with a ridge height of approximately 4 metres. It should also be noted that there is a 1.8 metre high close-boarded timber fence along the party boundary between the applicant property and the neighbour, and the extension is located to the north-west of this neighbour and as such will not block sunlight to the property. Due to the distance between the garage extension and the nearest habitable room window, and the single-storey nature of the garage, it is considered that, whilst the garage extension fails the 45 degree test, it will not result in unacceptable loss of light to the neighbouring dwelling.

The eaves height of the garage extension is approximately 2.3 metres, which is 0.5 metres above the existing boundary fence line. Therefore the majority of the garage extension that sits above the fence line consists of the pitched roof, which slopes away from the neighbouring property. Additionally, due to the neighbour being located to the south-east, this pitched roof will not block direct sunlight. The garage extension will therefore not result in unacceptable loss of light or overshadowing of the neighbour's garden area.

No information has been provided with regard to the drainage of surface water from the proposed development. However the applicant will require building regulations approval for the proposed extensions and the council's Building Control team will consider drainage and agree an acceptable method of surface water drainage as part of the building regulations procedure. The proposed development consists of relatively minor residential extensions and as such there is no reason why an acceptable drainage scheme cannot be agreed in this case.

**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: 90-001, 90-002, 20-001, 20-002 and 20-003.

**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.

**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.



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# PA/2013/1014 - Proposed Layout

Not to scale

