

APPLICATION NO	PA/2013/1333
APPLICANT	Mr R Jarosiewicz
DEVELOPMENT	Planning permission to erect a two-storey side extension
LOCATION	Sunset Cottage, access road to Warpings Farm, Medge Hall, Crowle
PARISH	CROWLE
WARD	Axholme North
CASE OFFICER	Nicholas Lawrence
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion (volume of the proposed extension)

POLICIES

National Planning Policy Framework: Achieving Sustainable Development; Core Planning Principles; and 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 Guidelines for Home Extensions

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: Does not want to restrict the grant of planning permission.

Environment Agency: Does not wish to make any comments on this application.

PARISH COUNCIL

No observations.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

Sunset Cottage occupies an isolated position to the west of Crowle in the open countryside to the immediate north of the Stainforth Canal.

Planning permission was granted on 5 May 2000, under application reference PA/2000/0316, for the erection of ground and first-floor extensions to Sunset Cottage. The resulting development has produced a dwelling of two conflicting roof forms and architectural styles that have a somewhat disjointed appearance.

The current submission seeks permission for the creation of a two-storey extension to the southern elevation of the dwelling that comprises a kitchen on the ground floor with three additional bedrooms at first-floor level. The difference in created floor space between the ground and first floors is due to the extension re-ordering the existing roof arrangement.

In terms of plan form the proposed extension measures some 7.5 metres by 4 metres and the ridge line will follow that of the extension approved in 2000, whereas the eaves horizon will accord with that of the original dwelling.

The principal façade of the cottage (ie the west elevation) incorporates at first-floor level two gables whose design, albeit of a lesser scale, is taken from the gable feature of the original dwelling and the fenestration again follows that of the original dwelling and extension. The simplicity of fenestration form and detail is repeated on the south and west elevations. The proposed extension will be faced in a combination of brick and render to marry with the existing building and the roof will be fashioned from slate.

The main issues to be considered are whether the proposed extension 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 that extensions should 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 that the original form of the host dwelling should be the dominant feature and the extension should not adversely affect the appearance of the locality.

The National Planning Policy Framework seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and 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 context. This is not to imply that one of the aims of design should necessarily be to 'fit in' – at its worst this can be little more than an excuse for mediocrity. Difference and variety can be virtues in new proposals as much as sameness and conformity, and of course different contexts can themselves be more, or less, uniform in their nature.

In this respect the proposed extension seeks to adopt elements of both the original dwelling and the approved extension by incorporating a single ridge line across the building, the use of gables at first-floor level which follows that of the host dwelling, and simple domestic fenestration. The net outcome is a dwelling that is seen as a homogeneous entity with a clear domestic presence rather than a poor marriage of different styles as currently exists. Whilst the host dwelling is not the dominant visual feature, this is a position that currently exists, and it is therefore considered that the final dwelling represents an appropriate form of development that accords with the aim of the policies of the development plan.

On the question of characterisation, part of the purpose of design is to consider context. In this regard, the character of an area is more than the visual flow of the type of building as it also embraces the constituent materials, styles, and the ways buildings relate to their setting, each other and the spaces they create.

The character of the area is open farmland with sporadic residential and agricultural development. Sunset Cottage has a presence in the countryside and, whilst increasing the size of the dwelling, the resultant residence would not harm the character or appearance of the area.

On the matter of amenity, there are no dwellings in the immediate or wider area and therefore there will be no impact upon residential amenity.

With regard to the volume of the proposed extension, the key element is not the percentage level, but rather would the proposed development cause harm to the character of the area and in turn the presence of the existing dwelling. The National Planning Policy Framework 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.

Having regard to this position, it is therefore considered that the scale and mass of the proposed development accords with the aim and objectives of the development plan and the National Planning Policy Framework.

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: CRB 1 - location and block plans and CRB 2 - existing and proposed layouts and elevations.

Reason

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

3.

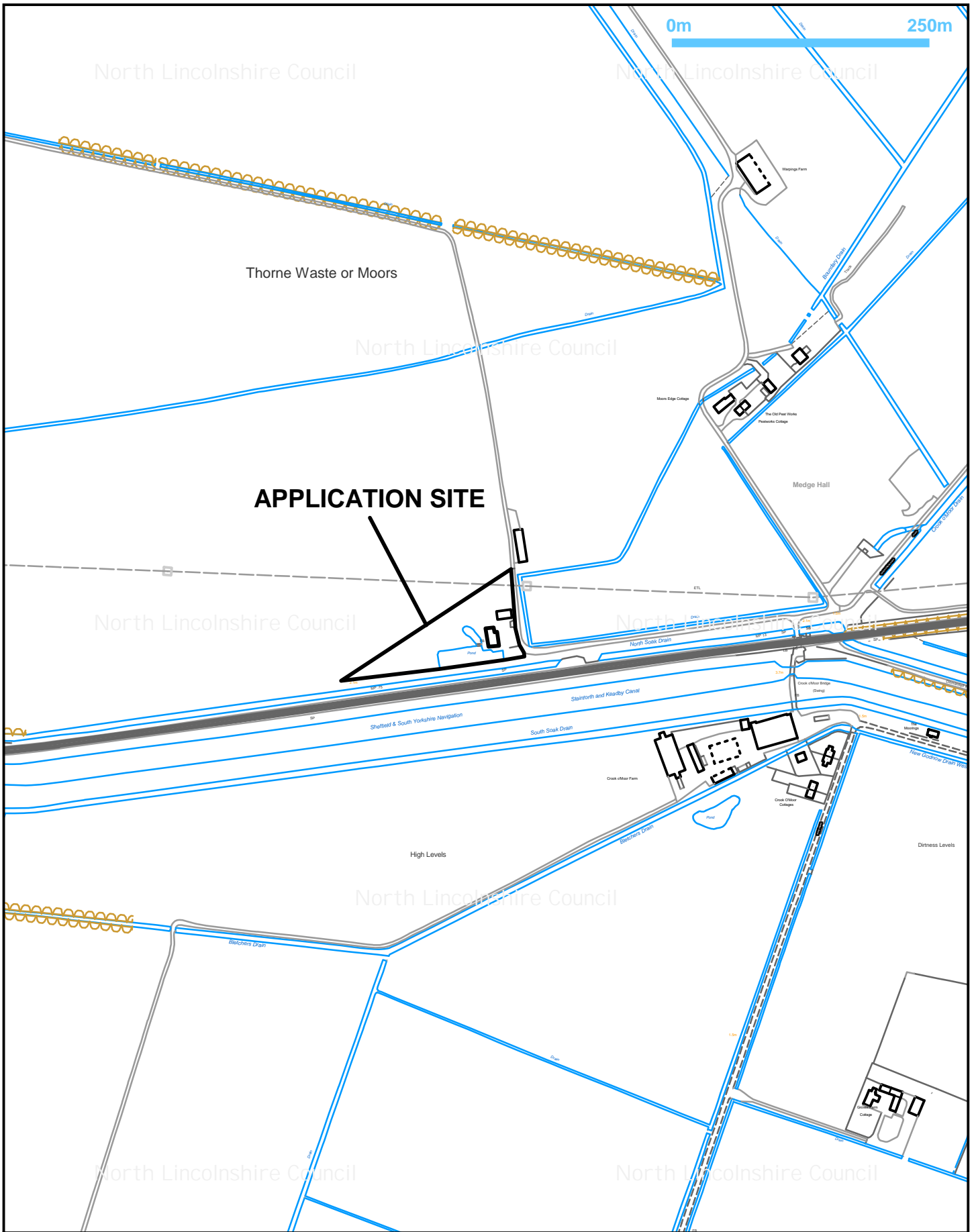
No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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.

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.



APPLICATION SITE

Title: PA/2013/1333			
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PA/2013/1333 Existing and proposed elevations



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



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