

APPLICATION NO PA/2013/1385

APPLICANT Mr & Mrs C Baker

DEVELOPMENT Planning permission to erect a rear extension and raise the height of the roof to facilitate a loft conversion

LOCATION 1 Regent Drive, Crowle

PARISH CROWLE

WARD Axholme North

CASE OFFICER Graeme Moore

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Crowle Town Council

POLICIES

National Planning Policy Framework: No specific policies apply.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions), and SPG1.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

Object to the application on the grounds that the development would have an adverse impact on neighbouring properties by reason of overlooking and loss of privacy, and would be out of character with the street scene.

PUBLICITY

Neighbouring properties have been notified and two letters have been received objecting on the grounds that the proposed works would have an adverse impact by reason of overlooking and loss of privacy and would be out of character with the street scene. Objections have also been raised relating to overshadowing and loss of light.

ASSESSMENT

Planning permission is sought to erect a rear extension and raise the height of the roof to facilitate a loft conversion at 1 Regent Drive, Crowle. The dwelling is an existing single-

storey bungalow located in a cul-de-sac which is characterised by modest detached bungalows, all of a similar style and age.

The raising of the roof of the property would mean that it is raised by approximately 1m, whilst the rear extension would extend the property by 3.8 metres to the rear.

The main issues to consider in the determination of this application are whether or not the proposed extensions and raising of the roof would result in an unacceptable level of overlooking and loss of privacy, and whether or not the proposed works would result in a dwelling which is out of character with the area.

The proposed conversion of the roof void would mean that the height of the roof is raised by 1 metre which, when viewed in association with the existing street scene, would not be particularly noticeable as not all the roofs of the bungalows in the vicinity are of the same height. Whilst the proposal would, if approved, be the first dwelling in the cul-de-sac to have rooms in the roof void, the overall shape and character of the dwelling is not changing and therefore the proposal would not be out of character with the area.

Concerns have also been raised in relation to overlooking and loss of privacy. The roof conversion would result in windows being placed in both gable ends and four rooflights to rooms in the converted roof space. The windows in the gable ends would not directly overlook any dwellings, the nearest property to the rear being over 40 metres away. The proposed rooflights would be set at an internal height of less than 1.7 metres; however, due to the location of the windows and the setting of neighbouring properties, it is considered that there would be no direct overlooking or loss of privacy to neighbouring dwellings. Nevertheless a condition can be applied requiring the windows to be obscure glazed.

Whilst concerns have been raised in relation to overshadowing and loss of light, the proposal does not conflict with the 30 degree test as outlined in SPG1, and the distance between the dwellings is 4.5 metres. Therefore it is considered that there is no detrimental impact in relation to loss of light and/or overshadowing.

Therefore, in accordance with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, the proposal is recommended for approval.

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/01/02/5713 and B/02/02/5713.

Reason

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

3.

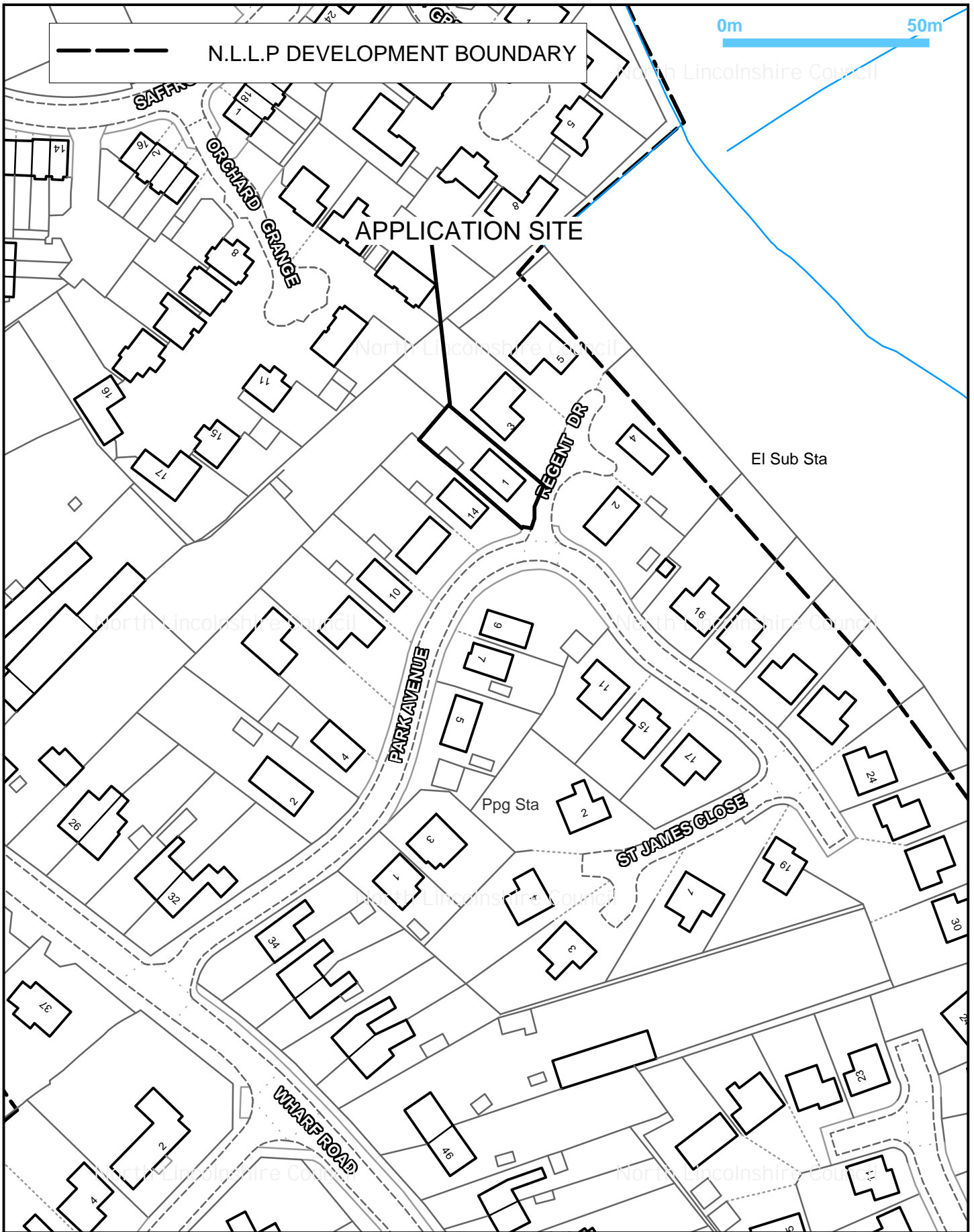
The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

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.



Title: PA/2013/1385

Drawn by: Sue Barden

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PA/2013/1385 Block Plan -Not to scale

