

APPLICATION NO	PA/2013/1542
APPLICANT	Mr & Mrs S Evans
DEVELOPMENT	Planning permission to erect a single and two-storey rear extension
LOCATION	Northfield Farm, Dam Lane, Thornton Curtis
PARISH	THORNTON CURTIS
WARD	Ferry
CASE OFFICER	Nicholas Lawrence
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion – the volume of the proposed extension

POLICIES

National Planning Policy Framework (the Framework): Achieving sustainable development (paragraphs 6-10); Core Planning Principles; Section 7 – Requiring good design.

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

Policy DS5 (Residential Extensions) is permissive in nature providing the proposal does not adversely affect residential amenity and is sympathetic to the host dwelling.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) allows extensions subject to a volumetric level of 20% of the original dwelling house and the original dwelling forms the dominant visual feature.

SPG1 (Design Guidance for House Extensions) sets out the broad principles for extending dwellings.

North Lincolnshire LDF Core Strategy (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 wish to restrict the grant of permission.

PARISH COUNCIL

No comment.

PUBLICITY

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

ASSESSMENT

Northfield Farm comprises a detached two-storey dwelling some 100 metres to the north of the junction of Burnham Lane and Dam Lane, Thornton Curtis. The ground floor of the current accommodation comprises a snug, dining room and sitting room, and a laundry/utility and narrow kitchen to the rear. The latter was created by way of a two-storey flat-roofed extension. The first floor has three bedrooms, the fourth bedroom and family bathroom being above the kitchen.

The application is within Northfield Farm and the nearest residential dwellings are Manor Farm 45 metres to the south and 25 Burnham Lane 75 metres to the south-east.

Planning permission is sought for the replacement of the existing flat-roofed extension and the addition of a single-storey extension. Both the replacement and single-storey extension will have pitched roofs and will be fashioned from material to match the host dwelling, save for the glazing above the porch to the extension. The extension will increase the depth of the kitchen, fourth bedroom and bathroom.

In plan form the extension has a width of some 8.5 metres and depth of 6 metres, including the single-storey element, which is proud of the two-storey extension by 1.5 metres. The eaves height and ridge height of the two-storey extension will sit below the existing ridge height and eaves horizon.

The doors and windows follow the form of the host dwelling and reinforce its domestic appearance.

The main issue in considering this application is whether the proposed development is such that it harms the host dwelling, the character of the area or the amenity of local residents.

The above quoted policies of the local plan and core strategy, together with guidance set in the National Planning Policy Framework (the Framework), have at their heart the need to promote development appropriate to its context, without prescribing what is deemed to be appropriate.

In this respect the proposed development adopts elements of the host dwelling, and indeed improves its appearance by the removal of the flat-roofed extension. The height of the two-storey element sits below the existing ridge height of the host dwelling and this subservience is reinforced by the stepping down to the single-storey element of the proposed development.

In terms of the view from the public highway, the principal elevation will be viewed as the original house and, whilst the extension will be seen as one travels north along Dam Lane, the extension will be seen as a homogeneous element of the dwelling.

The character of the area, outside the centre of Thornton Curtis, is of sporadic residential development and, as the extension will be seen as a cohesive part of the dwelling, the character of the area will be maintained and not harmed.

Allowing for the fact that the nearest residential property is 45 metres away, it is evident that the proposed development will not harm any party's level of residential amenity.

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.

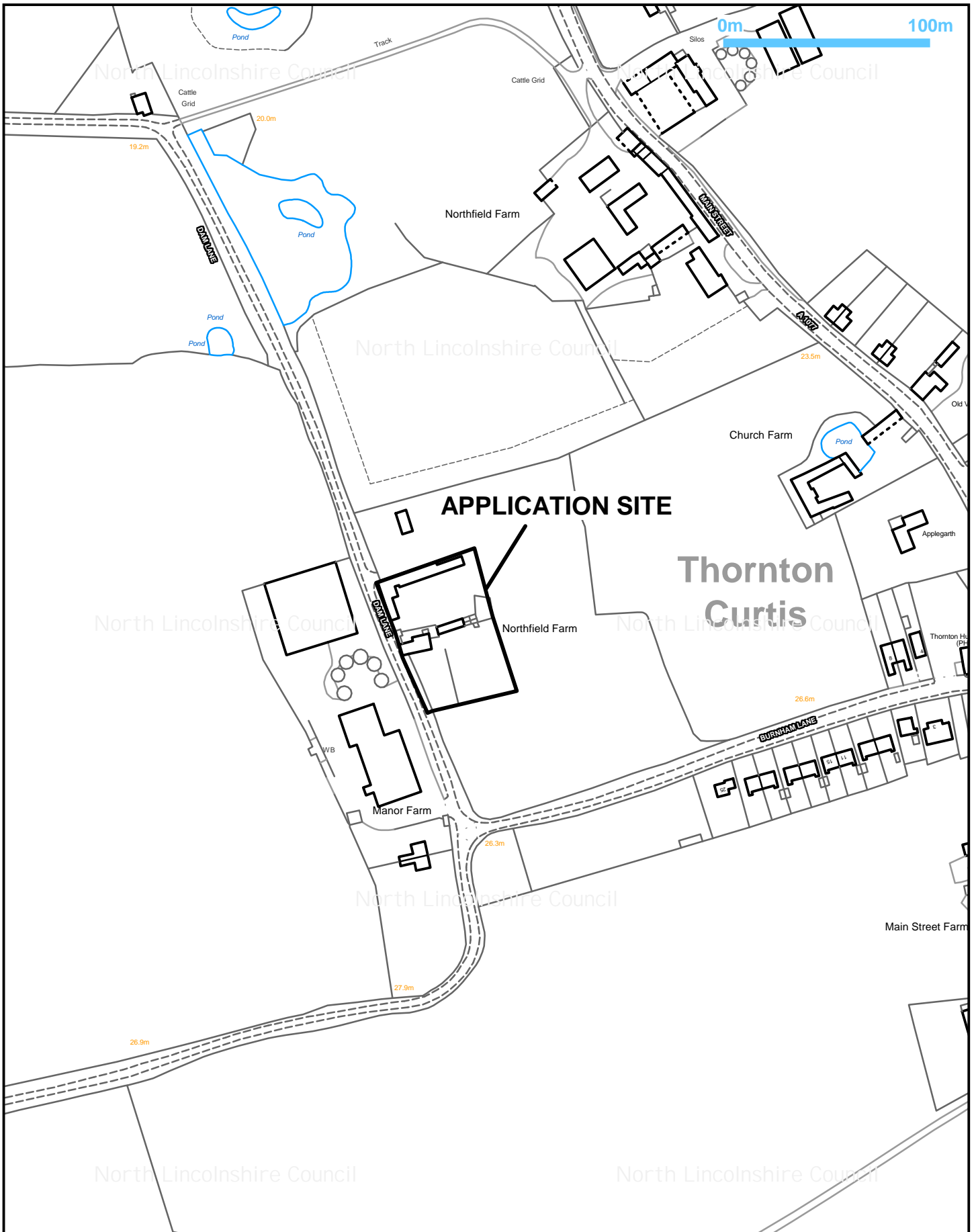
The development hereby permitted shall be carried out in accordance with the following approved plans: SDE/19/2013 (Revision A) - Proposed single and two-storey rear extensions to an existing dwelling house.

Reason

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

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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Drawn by: Sue Barden

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