

APPLICATION NO PA/2014/0002

APPLICANT Mr G Briggs

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

LOCATION 99 Far Ings Road, Barton-upon-Humber

PARISH **BARTON-UPON-HUMBER**

WARD Barton-upon-Humber

CASE OFFICER Graeme Moore

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

North Lincolnshire Local Plan: Policies RD9 (Residential Extensions in the Open Countryside and DS1 (General Requirements)

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified. One letter of comment has been received raising concerns in relation to maintaining the proposed extension of both 99 and 97 Far Ings Road.

ASSESSMENT

Planning permission is sought for a two-storey side and single-storey rear extension to 99 Far Ings Road, Barton-upon-Humber. The property is an existing semi-detached property located on the outskirts of Barton-upon-Humber in what is the open countryside, next to the Far Ings Nature Reserve. The existing property is a traditional two-up two-down style dwelling, with the neighbouring dwelling displaying the same characteristics. Planning permission was previously granted for a single-storey rear and side extension to 97 Far Ings Road (PA/2013/0824).

The main issues to consider in the determination of this application are whether or not the proposed extensions will have a detrimental impact on the neighbouring property and whether or not the size of the extension is acceptable in policy terms.

The proposed extensions to no. 99 will form a two-storey side extension, with a rear dormer window inserted into the rear roof plane, with a single-storey rear extension. The two-storey side extension will provide enlarged living space on the ground floor, a new bedroom will be created on the first floor, and a new master bedroom and en suite will be created in the roof void. The single-storey rear extension will form an enlarged kitchen. The extensions do not give rise to any concerns in relation to negative impacts on the neighbouring semi, either by overlooking or loss of light. Furthermore, the neighbouring semi (no. 97) has a similar single-storey rear extension, which means that there is no infringement of the 45 degree angle as outlined in SPG1.

Whilst the extensions to the dwelling will not give rise to any concerns in relation to its impact on the neighbouring semi, it will double the size of the existing dwelling. Policy RD9 of the North Lincolnshire Local Plan restricts extensions to dwellings in the open countryside to no more than 20% of the volume of the original dwelling, inclusive of the permitted development rights. However the works that are being considered as part of this application are not considered to be detrimental to either the adjacent semi or the character of the open countryside as a whole. It is therefore considered in this case that an exception can be made to policy RD9 to allow the extension to proceed.

Therefore, whilst the proposal does not accord with policy RD9 of the North Lincolnshire Local Plan, it is not considered to detrimentally harm either the neighbouring semi or the open countryside and 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.

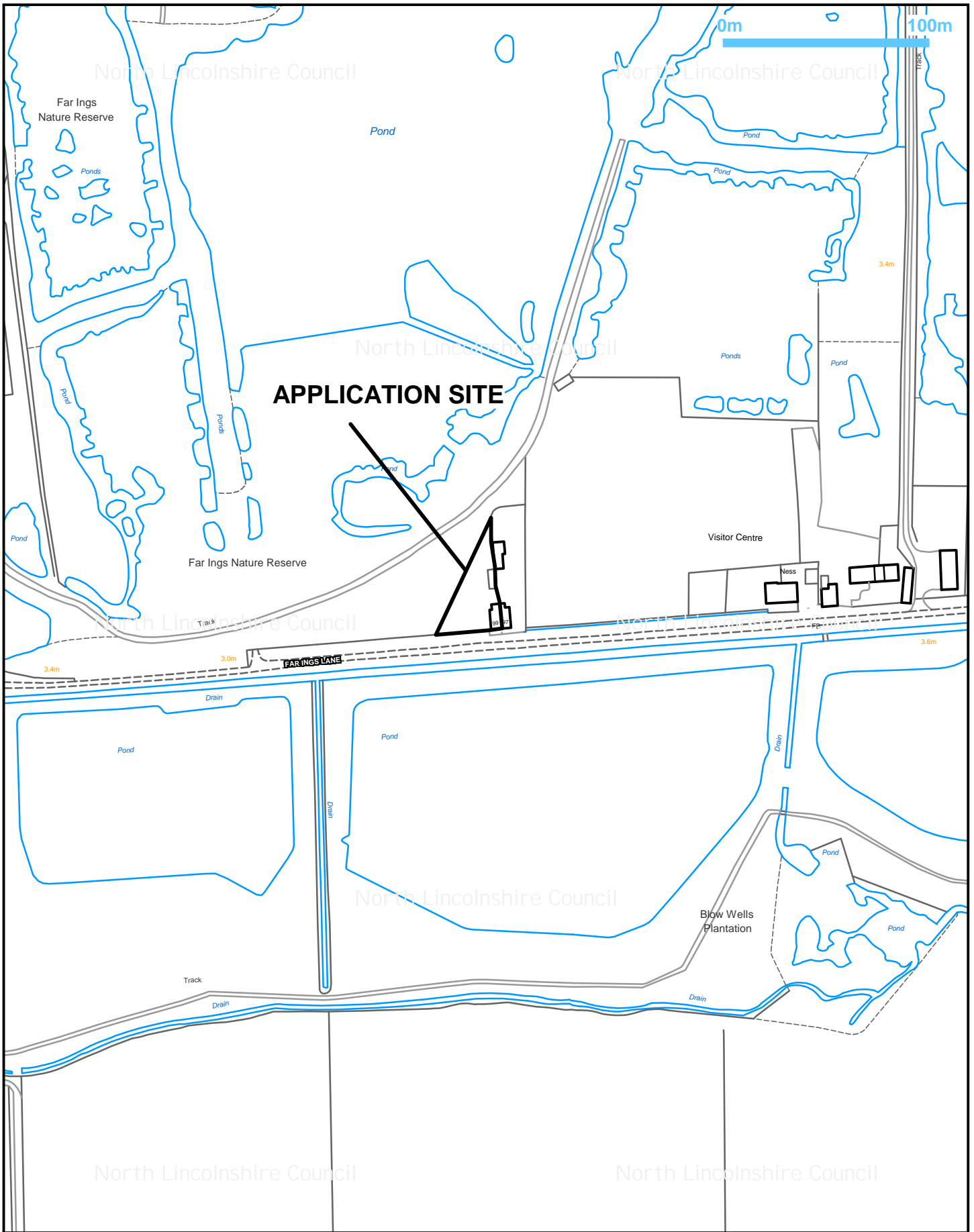
The development hereby permitted shall be carried out in accordance with the following approved plans: 10.13-03_101 Rev. B, 10.13-03_102 Rev. B, 10.13-03_112 Rev. B and 10.13-03_120 Rev. B.

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.



Title: PA/2014/0002			
Drawn by: Sue Barden	Date: 26/02/2014	Scale 1:2500	

	<p>© Crown copyright and database rights 2014 Ordnance Survey 0100023560</p>	 <p>NORTH LINCOLNSHIRE COUNCIL www.northlincs.gov.uk</p>	<p>Director of Places Peter Williams BSc,DMS,CEng,MEI,MCMI,AMIMechE</p>
---	--	--	---

PA/2014/0002 Block Plan Not to scale

