

APPLICATION NO	PA/2014/0048
APPLICANT	Mr N Atkinson
DEVELOPMENT	Minor material amendment to PA/2013/0374 for removal of bay window, insertion of rooflights, different colour upvc and conservatory projects 3.7m
LOCATION	2 Wesley Close, Epworth
PARISH	EPWORTH
WARD	Axholme Central
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest Third party request to address the committee

POLICIES

National Planning Policy Framework: Paragraphs 56 and 64 support good design and state that poorly designed proposals should be refused.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

SPG1 (Design Guidance for House Extensions)

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

CONSULTATIONS

Highways: No objections or comments.

TOWN COUNCIL

State that there is insufficient information provided with the application to allow them to comment.

PUBLICITY

Neighbouring properties have been notified. Five letters of objection have been received raising the following concerns:

- The windows installed in the property are out of keeping with neighbouring properties and impact on the character of Wesley Close.

- Properties on the estate have windows of the same design and all have a feature bay window, even properties that have been extended retain these features.
- Removal of the bay window has stripped the building of some of its original character, which was in common with neighbouring properties.
- The additional block paving to the front of the property will result in vehicles parked too close to the neighbouring property to the north, which has habitable windows facing onto the frontage of the application site.
- The proposed development will set a precedent for future development on the estate, which will result in the character and appearance of the area being materially altered.
- The proposed development affects the character of the whole estate and may affect the value of neighbouring properties.

A petition, signed by 28 local residents, has also been submitted objecting to the application on the grounds that the finished appearance of the property does not adhere to the general character of buildings on the estate and looks totally out of place.

ASSESSMENT

The application site is a two-storey detached dwelling located on a small residential cul-de-sac which forms part of a larger housing estate within the development boundary of Epworth. The surrounding area is residential in nature and the site is surrounded by a mix of bungalows and two-storey dwellings. The applicant property is not listed, nor is the site located within the conservation area for Epworth. This application seeks planning permission for a minor material amendment to a previously approved planning permission (PA/2013/0374).

Planning permission was granted in 2013 (PA/2013/0374) for the erection of a single-storey rear extension and a first-floor side extension to the property. A further application for a minor material amendment was submitted and approved in 2013 (PA/2013/0907); this application granted consent for the addition of a conservatory on the back of the previously approved rear extension.

The current application seeks consent for amendments to the approved scheme consisting of:

- the removal of the bay window from the front elevation;
- alteration to the design and colour of the windows in the property;
- the installation of additional Velux windows in the front elevation;
- alteration to the size of the rear conservatory.

The main issue to consider in the determination of this application is whether the proposed amendments would have an unacceptably harmful impact on the character and appearance of the area.

The other residential properties on Wesley Close do have bay windows within their front elevations and these bay windows are a feature of the area. The bay window was shown as

retained on the approved plans, but has been removed by the applicants during construction works. However, whilst the bay window is shown as being retained on the approved plans, the removal of the bay window is not something which requires planning permission in its own right. Therefore the applicants could have removed the bay window at any time under normal residential permitted development rights. Furthermore, the removal of the bay window is not considered to have a significant harmful impact on the character and appearance of the area sufficient to warrant the refusal of planning permission. It should also be noted that the applicant dwelling is not listed, nor is the surrounding estate located within a conservation area.

The majority of dwellings on Wesley Close and the wider estate have dark brown-coloured UPVC windows; however there are scattered examples of lighter coloured windows on the estate. The other properties on the estate also have similar window designs with leaded details. The original plans and forms, which were approved, showed the proposed windows as matching the existing windows in the dwelling. However the applicants have installed different windows in both the extensions and the existing house. These windows are of a lighter brown colour and of a different style, which does not include the leaded features. These windows are noticeably different from adjacent properties. However, as the property is not listed and is not covered by an Article 4 direction, planning permission would not be required to replace the windows and they could be changed at any time under normal permitted development rights.

The previously approved plans show Velux windows in the rear elevation of the dwelling and none in the front elevation. An additional Velux window has been installed in the front facing roof slope of the porch and two additional Velux's are proposed in the front-facing roof slope of the dwelling. These Velux windows are relatively small in size and do not have a significant impact on the character or appearance of the area. Furthermore, whilst these Velux's are not shown on the original plans, they would not require planning permission in their own right and could be installed under normal permitted development rights.

The conservatory which was approved under PA/2013/0907 had external dimensions of 4 metres deep by 3.4 metres wide, giving a floor area of 14 square metres. The proposed conservatory is sited in the same location and has external dimensions of 3.7 metres deep by 3.6 metres wide, giving a floor area of 13.32 square metres. As such the conservatory is slightly smaller than that already approved. Due to the location of the conservatory, to the rear of the property at the end of the approved rear extension, it will not impact on the amenity of neighbouring properties; nor will it have an impact on the character or appearance of the area.

Neighbours have objected to the proposed hard surfacing of the grass area at the front of the property due to the proximity to the neighbour to the north and the impact on the character of the cul-de-sac. The applicants have confirmed on the application forms that the proposed hard surfacing will be porous and on this basis planning permission will not be required for the hard surfacing. Nevertheless, the proposed hard surfacing will be over a small area and will not have an unacceptable impact on the amenity of neighbouring properties; nor will it have a significant harmful impact on the character or appearance of the area.

RECOMMENDATION Grant permission subject to the following conditions:

1.
The development must be begun before 10 May 2016.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development shall be carried out in accordance with the following plans: PA/2014/0048/01, PA/2014/0048/02, PA/2014/0048/03 and PA/2014/0048/04. In all other aspects the development shall be constructed in accordance with planning permission PA/2013/0374 dated 10 May 2013.

Reason

For the avoidance of doubt and to ensure the development is carried out in accordance with the approved details.

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.

0m 50m

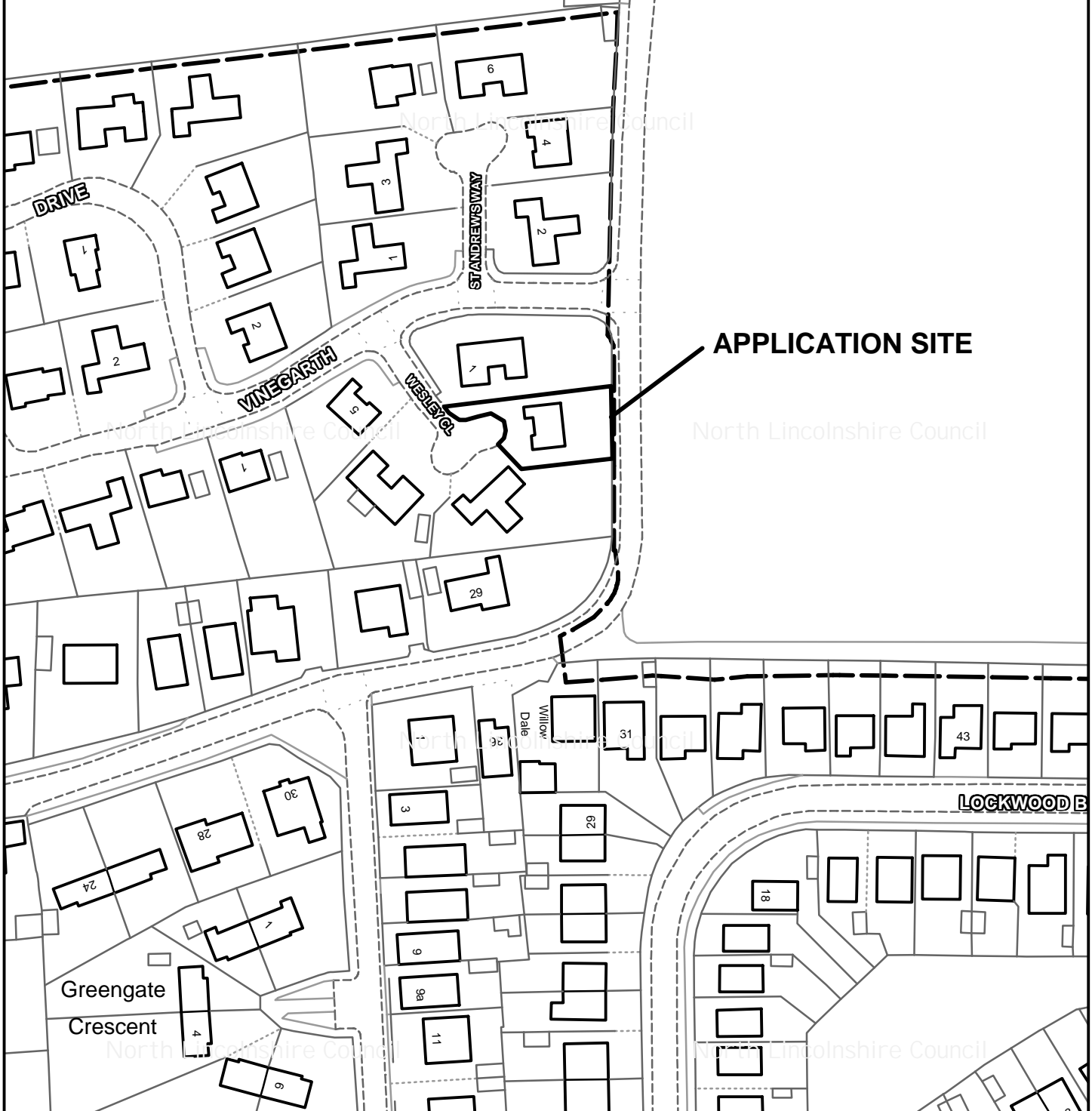
20.9m

North Lincolnshire Council

North Lincolnshire Council

--- N.L.L.P DEVELOPMENT BOUNDARY

Sewage Pumping Station



APPLICATION SITE

Title: PA/2014/0048

Drawn by: Sue Barden

Date: 25/02/2014

Scale 1:1250



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Ordnance Survey 0100023560



Director of Places
Peter Williams
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