

<b>APPLICATION NO</b>	<b>PA/2008/0537</b>
<b>APPLICANT</b>	Mr S Hughes
<b>DEVELOPMENT</b>	Planning permission to erect a store/garage extension (resubmission of 2008/0013)
<b>LOCATION</b>	15 Allison Close, Messingham
<b>PARISH</b>	<b>MESSINGHAM</b>
<b>WARD</b>	Ridge
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Messingham Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS5 (Residential Extensions) states that residential extensions will be allowed providing that the proposal does not unreasonably reduce sunlight/daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.</p> <p>SPG1 sets out the detailed criteria for assessing matters such as loss of daylight/sunlight and privacy. The proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.</p> <p>Policy DS1 (General Requirements) also applies as quality of design, amenity value and environmental quality of the area are key considerations.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No comments or objections.
<b>PARISH COUNCIL</b>	Object on the grounds that the proposed garage extension is too big and would be out of keeping with neighbouring properties.
<b>PUBLICITY</b>	Neighbouring properties have been notified and letters of objection have been received citing that the proposed extension is too big and would be out of keeping with neighbouring properties.

## ASSESSMENT

The application site is a semi-detached single-storey dwelling, located on a residential cul-de-sac within Messingham. Neighbouring properties are a mix of detached and semi-detached single-storey dwellings. The application site is bounded by an approximately 1.8 metre tall close-boarded timber fence. There is an existing detached single garage in the north-east corner of the site and this application is seeking planning permission for the erection of an extension to this garage to provide extra storage space.

There was a previous application on this site for a garage extension and a conservatory (PA/2008/0013), which was refused on the grounds that it would constitute over-development of the site and leave insufficient amenity space for the dwelling. The applicant has subsequently amended the proposal and the current application is for a significantly smaller garage extension and no conservatory.

**The main issue to consider when determining this application is whether the proposed garage extension is too large for the application site and would be out of keeping with the area.**

The applicant's garage is at the end of the driveway that runs along the northern boundary of the site, to the rear of the dwelling. The proposed extension is on the rear of the garage and would extend to the south so that the garage would form an 'L' shape. Therefore the majority of the proposed extension would not be viewable from the road and would only impact on the adjoining neighbours.

The proposed extension would be largely screened from view from the properties to the north and east as these properties also have detached garages to the rear that will screen it. There is an approximately 1.8 metre high fence that runs around the boundary of the site and the proposed extension is only single-storey in nature and lower than the existing garage height. Therefore the extension will not be visually intrusive as only the roof will really be visible.

The applicant has significantly reduced the scale of development proposed since the original application, reducing the length of the garage extension by 2.95 metres and removing the conservatory altogether. These amendments have greatly reduced the density of development on the site and have allowed for a much larger area of amenity space to be retained. It is considered that the garage extension is not too large and

will not constitute over-development of the application site. Furthermore the extension will not have a detrimental impact on neighbouring properties and although the garage will be bigger than neighbouring garages it will not have an adverse impact on the character of the area.

**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.



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**Highways and Planning Service**

Service Director,  
G Pople

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