

APPLICATION NO	PA/2008/0719
APPLICANT	Mr S Cook
DEVELOPMENT	Planning permission to retain a single-storey extension to rear of property
LOCATION	14 Railway Street, Barnetby le Wold
PARISH	BARNETBY
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Nigel Sherwood)
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: 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>
CONSULTATIONS	Highways: No objections or comments.
TOWN COUNCIL	Support the application.
PUBLICITY	<p>Neighbouring properties have been notified. Letters of objection have been received making the following comments:</p> <ul style="list-style-type: none"> • Extension has not respected its neighbouring property and is clearly not sympathetic to the original building and character of the semis. Prominent flat roof and bay window have unbalanced symmetry of dwellings.

Adverse impact upon property and garden.
Detrimental to both dwellings.

- Rendering does not integrate with original building.
The roofline is not in line with pitched roofs on semis.
Building is of very poor quality.

ASSESSMENT

The application site is a semi-detached two-storey dwelling located on a residential street within the development boundary for Barnetby.

The application seeks consent for the retention of an extension that has been completed. The extension is single-storey with a flat roof and has been rendered and painted white.

The main issues in determining this application are whether the extension is harmful to the amenity of neighbouring properties or the character and appearance of the area.

The extension is modest in size and requires planning permission only because of an existing side extension, which takes the development outside the limits of 'permitted development'.

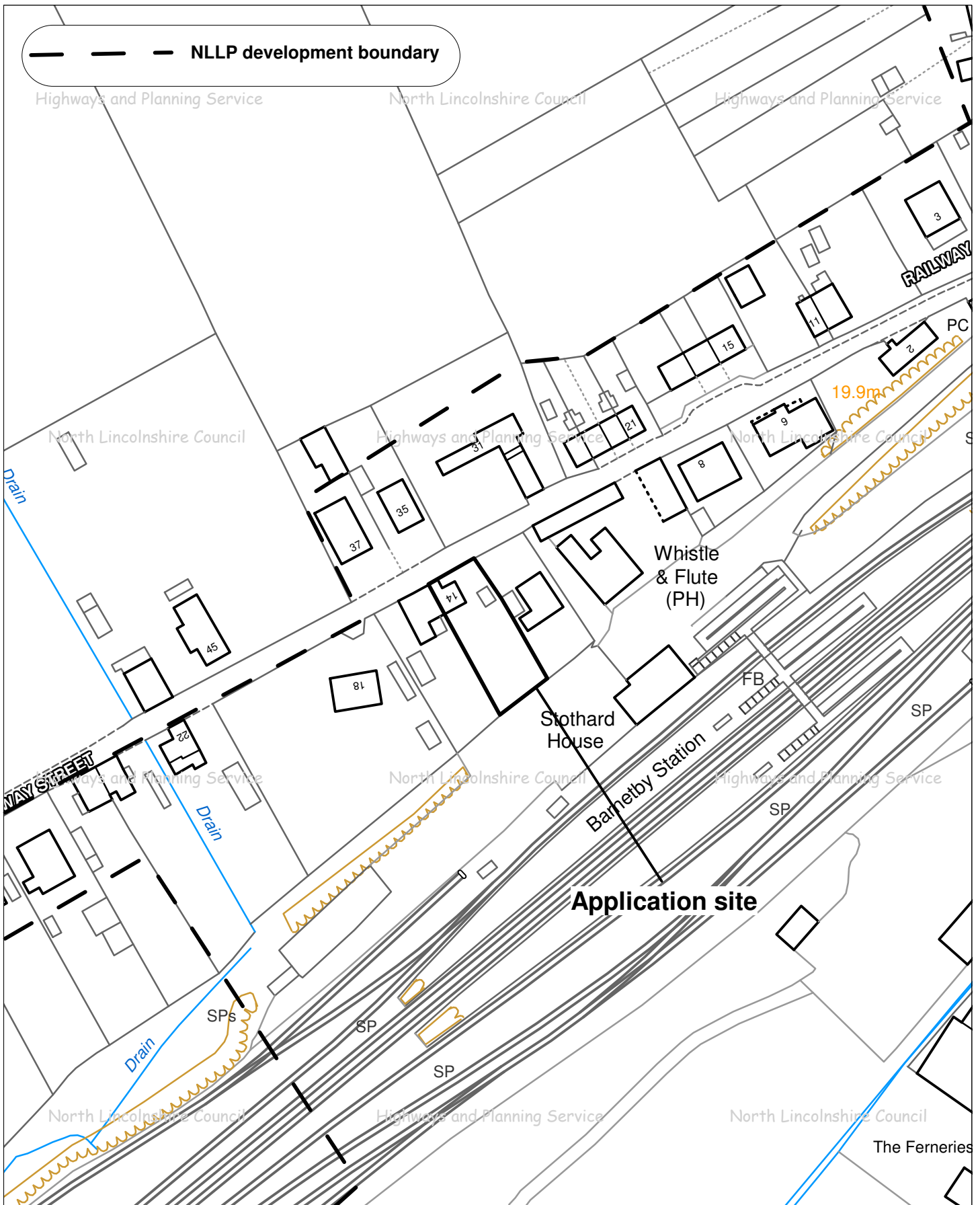
The extension is acceptable in terms of design and has been finished in a style that complements the original dwelling. Whilst the extension is not in keeping with the adjoining property, there is no harmful impact upon the wider street scene – the extension being to the rear – and no grounds to withhold planning permission. The completed design would have been improved by the incorporation of a pitched roof but this is impractical due to the existence of a first floor window that would have been covered.

The following further comments have been made by the neighbouring property:

No statutory notice served under the Party Wall Act. Effect upon value of home. Did a structural engineer or architect approve the plans? Cannot access the side of the property for maintenance and could cause flooding. Debris will collect between properties, cannot see how it complies with Building Regulations.

There is no evidence that this single-storey extension would cause harm to the objector's property and comments regarding property value and the Party Wall Act are not material planning considerations.

RECOMMENDATION **Grant permission.**



Drawing Title: 2008/0719

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Drawn by: KC

Scale: 1:1250

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Highways and Planning Service

Service Director,
G Popple

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