

APPLICATION NO	PA/2008/0945
APPLICANT	Mr M Wedgewood
DEVELOPMENT	Planning permission to erect a first floor extension
LOCATION	Roma Cottage, Skinners Lane, South Ferriby
PARISH	SOUTH FERRIBY
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a senior officer of the council – M Wedgewood)
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:</p> <ul style="list-style-type: none"> (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area; (ii) the design and layout should respect and, where possible, retain or enhance the existing landform; (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing; (iv) amenity open space should be retained where possible; (v) no pollution of water, air or land should result. <p>Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The</p>

proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties notified. No representations received.

ASSESSMENT

Planning permission is being sought for a small first floor extension to Roma Cottage located on Skinners Lane, South Ferriby. The existing dwelling is a dormer bungalow type dwelling, which sits well within the street scene. The proposed first floor extension will create an additional bedroom, with a window facing Skinners Lane; there will be no windows on the rear or side elevations of the building.

The main issue to consider when determining this application is whether or not the proposed extension will have a detrimental effect on the character of the street scene and the amenity of the adjoining property.

The proposal to create a first floor extension is a relatively minor proposal and poses no detrimental harm to the adjoining property. The main window to the extension faces Skinners Lane and therefore there are no issues with loss of privacy to the adjoining property; the proposal does not conflict with policies DS1 or DS5. It is important to note that, due to the relatively minor nature of the works, were the applicant not a high level employee of the council, the proposal would have been dealt with under delegated powers.

Therefore, in conclusion, the proposal is of a minor nature and does not adversely affect the character of the street scene nor the amenity of the neighbouring dwelling, therefore the proposal is considered acceptable in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan 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

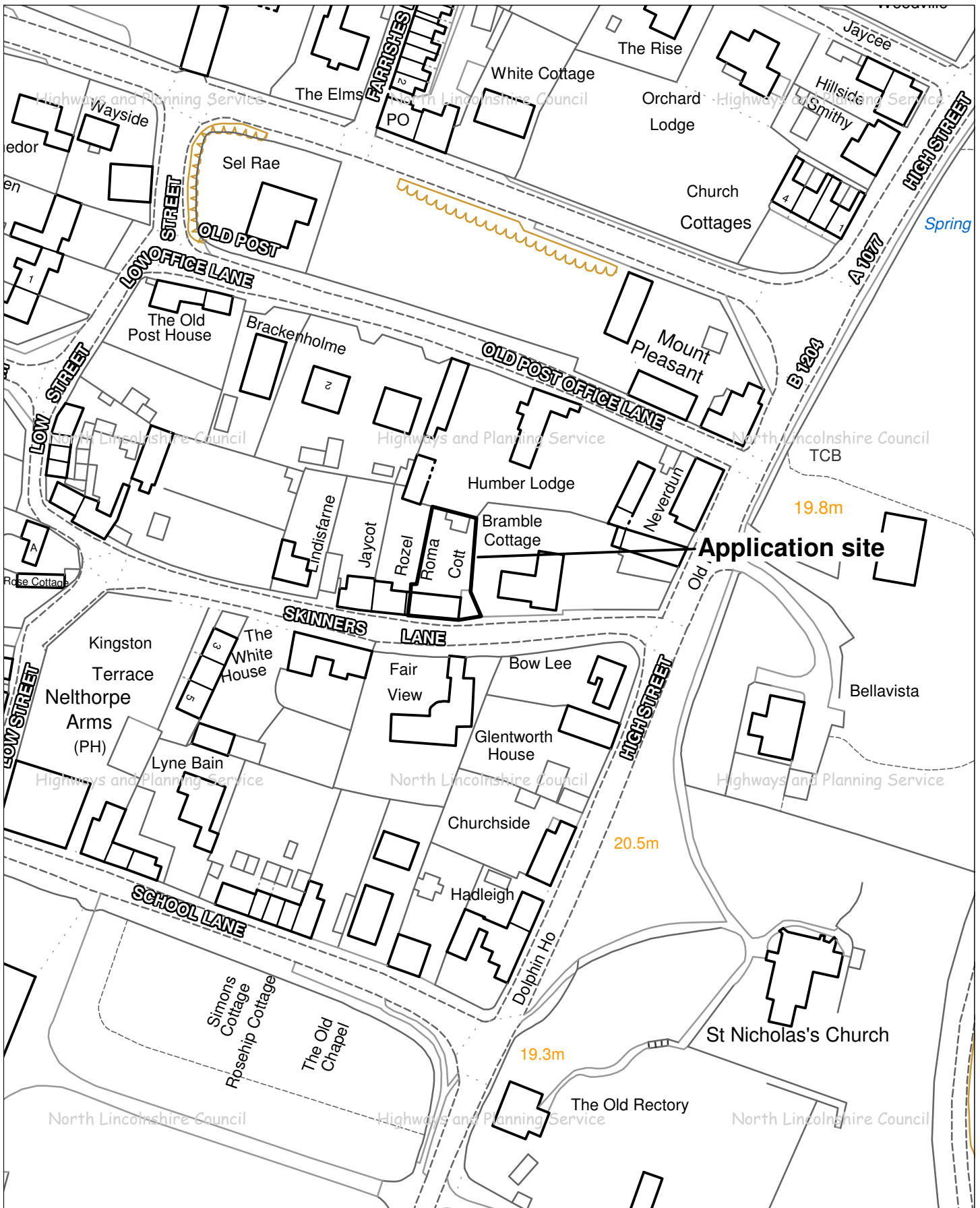
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2008/0945

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Highways and Planning Service

Service Director,
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