

APPLICATION NO	PA/2008/0979
APPLICANT	Mr & Mrs T Withington
DEVELOPMENT	Planning permission to erect extensions to a dwelling
LOCATION	2 Brook Lane, Scawby Brook
PARISH	SCAWBY
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Scawby Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:</p> <ul style="list-style-type: none"> (i) the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation; (ii) the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended; (iii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and (iv) the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

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:

- (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.

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

SPG1 relating to the design of extensions also applies.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object to the proposal on the grounds that the proposed extension will adversely affect the privacy of the adjacent property.

PUBLICITY

Neighbouring properties have been notified. One letter of support has been received stating that they believe that the proposal will not adversely affect the privacy of their dwelling.

ASSESSMENT

Planning permission is sought for extensions to 2 Brook Lane, Scawby Brook. The proposal involves a two-storey extension to the side of the existing dwelling and a single-storey extension to the rear. The adjoining semi-detached dwelling has the same style single-storey rear extension. The two-storey side extension also involves a car port on

the ground floor, with the first floor being utilised for two new bedrooms.

The main issue to consider when determining this application is whether or not the proposed extensions would have a detrimental effect on the privacy of the adjacent dwellings.

The proposed extension to the side of the dwelling, effectively doubles the size of the house, albeit with the ground floor element being utilised for access to the rear garage. The proposal involves the first floor being extended to create an extra two bedrooms and a bathroom. The single-storey rear extension creates a new lounge and conservatory.

Although policy RD10 only allows for a dwelling to be extended by 20% of its original volume (plus the permitted development rights of 70 cubic metres) and this proposal clearly exceeds it, it is considered that in this case the proposal is acceptable. The rear extension is effectively replicating the existing extension of the neighbouring dwelling. The two-storey side extension retains and enhances the character of the existing building, which at this current moment in time is in a state of disrepair. It is felt that, because the building is in such a state of disrepair and this proposal would involve restoring and extending it, policy RD10 should not be rigidly adhered to. The building is set within a line of properties and is part of a pair of semi-detached dwellings and the extension itself would not be detrimental to the quality of the street scene or the amenity of the adjoining properties.

In terms of the proposal's impact on the amenity of the adjoining properties, it is considered that the proposal does not affect the privacy of the adjoining dwellings. The first floor will involve replacing one window and the creation of a new window serving a bedroom. The replacement window would serve the bathroom and would be obscure glazed. Due to the location of the adjacent property the new window will not result in any loss of privacy by virtue of overlooking.

In conclusion, therefore, it is considered that the proposal is an acceptable extension to a dwelling in the open countryside. It is in keeping with the scale and character of the existing dwelling and the adjacent semi-detached dwelling and would not be detrimental to the amenity of the adjacent dwellings. Therefore the proposal is

recommended for approval in accordance with policies RD10, DS1 and DS5 of the North Lincolnshire Local Plan.

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

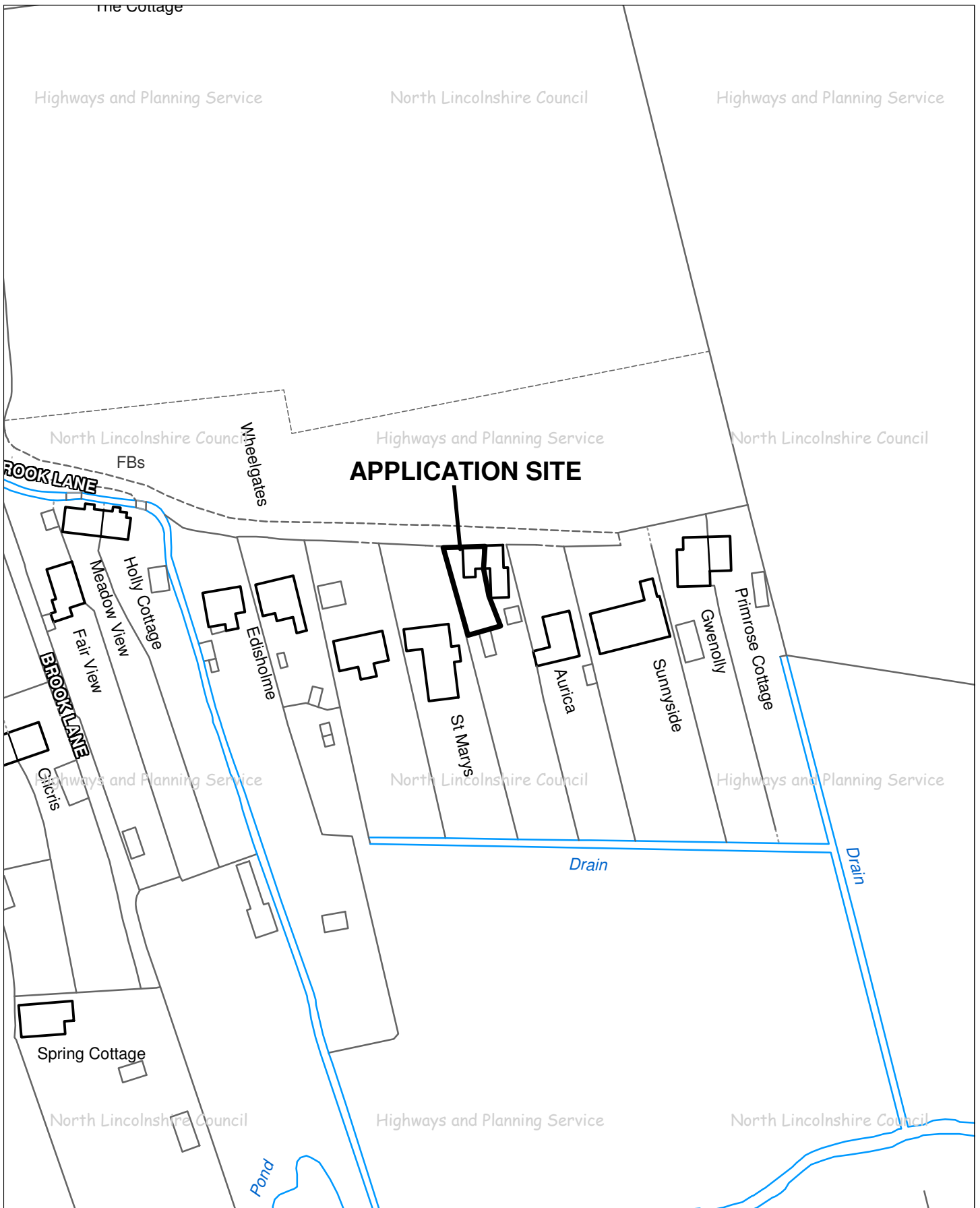
To comply with section 91 of the Town and Country Planning Act 1990.

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: 2008/0979

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Highways and Planning Service

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