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| <b>APPLICATION NO</b>                     | <b>PA/2008/1054</b>   |
| <b>APPLICANT</b>                          | Mr G Marsh  |
| <b>DEVELOPMENT</b>                        | Planning permission for a single-storey extension and associated works (application to vary details already approved - resubmission of PA/2007/0772)  |
| <b>LOCATION</b>                           | The Laurels, 70 High Street, Belton   |
| <b>PARISH</b>                             | <b>BELTON</b>   |
| <b>WARD</b>                               | Axholme Central   |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>   |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Objection by Belton 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 ST2 (Settlement Hierarchy) identified Belton as a minimum growth settlement.</p> <p>Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design and impact on amenity.</p> <p>Policy DS5 (Residential Extensions) states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or a loss of privacy to adjacent dwellings.</p> <p>Policy HE5 (Development Affecting Listed Buildings) applies because the principal building on the site is a grade II listed building. The primary consideration will be the need to preserve or enhance the fabric and character of the building and consent will not be granted unless it has been demonstrated that the proposed works would secure this objective. Proposals which damage the setting of a listed building will be resisted.</p> |

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside) applies and states that extensions should not exceed 20% of the original dwelling (exclusive of normal permitted development rights) or form the dominant visual feature. A high standard of design is required and the amenity of neighbours and appearance of the area should not be adversely affected.

Policy RD2 (Development in the Open Countryside) sets out criteria against which to determine proposals for development in the open countryside and strictly controls proposals, only permitting development which is essential to the efficient operation of agriculture or forestry; employment-related development appropriate to the open countryside; affordable housing to meet a proven local need; provision of outdoor sport, countryside recreation or local community facilities; re-use or adaptation of existing rural buildings; agricultural diversification; replacement, alteration or extension of existing dwellings; or essential for an appropriate level of roadside services.

**Supplementary Planning Guidance 1** gives detailed advice on householder development.

**CONSULTATIONS**

**Highways:** No comments or objections.

**PARISH COUNCIL**

Object on the grounds that the proposed roof will be too high and intrusive and would be out of character with the area as it is next to a listed building. The town council also raise the issue that 72 High Street is not shown on the plans.

**PUBLICITY**

Neighbouring properties have been notified and one letter of objection has been received citing the following concerns:

- Why is it necessary to increase the head room in the structure, is a change of use anticipated?
- The skyline will be dominated by the proposal.
- The plans submitted with the application do not show 72 High Street, is this an intentional attempt to mislead the Local Planning Authority to the presence of adjacent buildings?
- The single soakaway will be inadequate to accommodate the increased surface water run-off from the roof.

- The development boundary for Haxey bisects the development site. A neighbour was refused planning permission for a new dwelling beyond the development boundary. Is this a different circumstance?
- The letter of objection also makes mention of the applicant's proposal to alter the boundary of the property back to its original line and contests this.

## **ASSESSMENT**

This application involves an amendment to the previously approved application (PA/2007/0772). The previous permission was granted for a large single-storey extension to the outbuildings to the rear of 70 High Street, Belton. The proposed amendment is to raise the roof height of part of the outbuildings which are to be used as garages.

**The main issues in the determination of this application are whether the raising of the roof would have a detrimental impact on the residential amenities of adjacent neighbours and whether the proposal would have an adverse impact on the setting of the listed building.**

The proposed raising of the roof is not considered to be out of keeping with the character of the area, or the existing dwelling. The ridge of the roof will only be raised by 0.47 metres and as such will not result in the outbuildings being out of character with the immediate area or the existing listed building. The council's Environment Team have been consulted regarding the impact of the development on the listed building and have raised no concerns provided the materials to be used on the roof are sympathetic to the area and the existing buildings.

The proposed ridgeline of the roof will be no higher than the highest part of the extension approved in 2007. The proposal is not for an excessive increase in height and as such the proposal will not have an over-dominating impact on neighbours or the skyline in the area. The roof is being raised to allow for the installation of garage doors into the structure. It will be used as a garage as proposed on the original application (PA/2007/0772); no change of use will occur as a result of this application.

The proposed amendment is very minor in nature and the actual roof area of the outbuildings will not increase dramatically as a result. Therefore the impact on surface drainage in the area as a result of this proposal will be

very minor and should not cause a problem for neighbouring properties in terms of flooding.

72 High Street, Belton is shown on the site location plan submitted with the application and the location of this property was duly noted during the officer's site inspection. It is common practice for the detailed plans (elevations and floor plans) submitted with an application to concentrate on the application site only and it is not always necessary for these plans to also show neighbouring properties. However the location of and impact upon neighbouring dwellings has been assessed as part of the determination of this application and it is considered that raising the roof by 0.47 metres will not have an unacceptably adverse impact on the amenities of adjacent properties. The building will still be single-storey and there is a considerable distance between the roof that is being altered and the nearest neighbour (approximately 15 metres).

The development boundary for Haxey does bisect the application site. However the application is for an alteration to an approved extension and not for the construction of a new dwelling. Policy RD10 allows for this type of development outside development limits provided certain criteria are met. The application referred to by the objector in their letter was for a new dwelling and was therefore subject to different policies.

The applicant made reference to an alteration to the boundary of their property in the application forms. This is not a planning issue. If there is a dispute over the correct location of the boundary of the property this is a private legal matter and not something that falls under the jurisdiction of the Local Planning Authority. If the neighbour feels that the previously approved extension has been built too close to the boundary then this is an issue for the council's planning enforcement team to deal with and is not relevant to the current application.

## **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

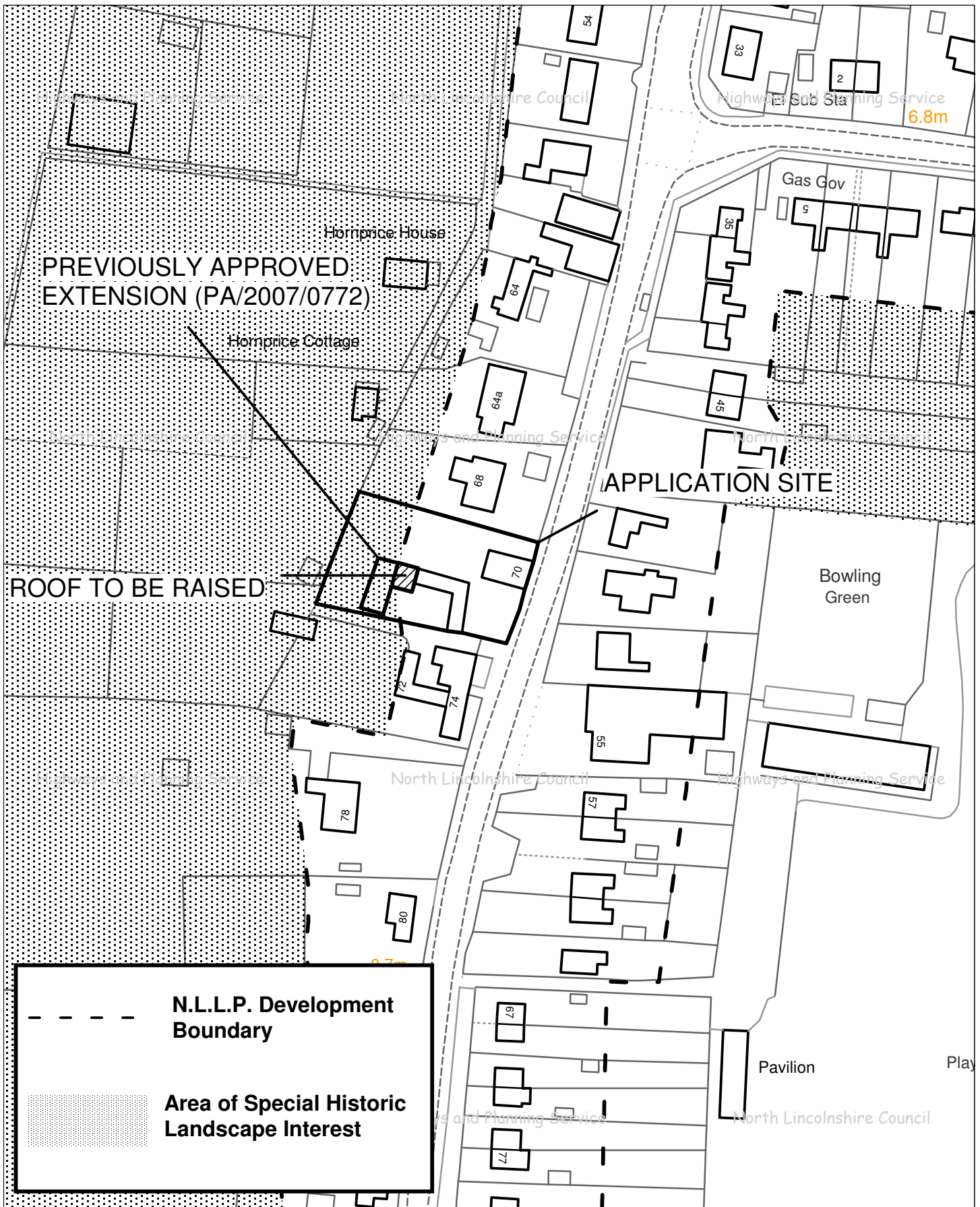
To comply with section 91 of the Town and Country Planning Act 1990.

2.

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

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: 2008/1054

OS Grid Ref: SE78440674

Drawn by: AL

Scale: 1:1,250

Date: 24/09/2008



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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



**Highways and Planning Service**

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