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| <b>APPLICATION NO</b>                     | <b>PA/2008/1286</b>   |
| <b>APPLICANT</b>                          | Mr & Mrs S Driver   |
| <b>DEVELOPMENT</b>                        | Planning permission for extension to form games room and greenhouse, and replacement pitched roof over flat roof  |
| <b>LOCATION</b>                           | 35 Flixborough Road, Burton-upon-Stather  |
| <b>PARISH</b>                             | <b>BURTON-UPON-STATHER</b>  |
| <b>WARD</b>                               | Burton Stather and Winterton  |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>   |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Good Practice Guide (application by a senior officer of the council – Simon Driver)   |
| <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) identifies Burton-upon-Stather 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) and SPG1 state 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. The proposals should also be sympathetic in design, scale and materials.</p> |
| <b>TOWN COUNCIL</b>                       | No comments received.   |
| <b>PUBLICITY</b>                          | Neighbouring properties have been notified. No representations have been received.  |
| <b>ASSESSMENT</b>                         | The application involves the erection of a single-storey extension to the side of the existing garage to form a   |

games room and greenhouse, and the replacement of ground floor flat-roof areas with pitched roofs.

**The main issues in the determination of this application are whether the proposals would have an adverse impact on the living conditions of the adjacent neighbours and whether or not they are in keeping with the character of the area.**

The games room and greenhouse extension would be erected as extensions to the existing garage at the rear of the dwelling and would be adjacent to a substantial fence which delineates the boundary between the applicant's property and the neighbouring dwelling. The extension would be adjacent to the rear part of the neighbour's garden and would have only a negligible impact.

The proposed pitched roof areas would be over modest ground floor projections and would have no harmful impact upon either neighbours or the street scene.

Therefore it is considered that the proposals are acceptable in planning terms and are 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 areas of new brickwork and roof tiles shall match the existing property 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.




NLLP development boundary


**Application site**

62.3m

Drawing Title: 2008/1286

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**Highways and Planning Service**  
 Service Director,  
**G Pople**

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