

<b>APPLICATION NO</b>	<b>PA/2008/1326</b>
<b>APPLICANT</b>	Mr A Clarke
<b>DEVELOPMENT</b>	Planning permission to erect a two-storey extension (resubmission of PA/2008/1085)
<b>LOCATION</b>	37 Park Avenue, Bottesford
<b>PARISH</b>	<b>BOTTESFORD</b>
<b>WARD</b>	Bottesford
<b>SUMMARY RECOMMENDATION</b>	<b>Grant planning permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Contrary to policy
<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 DS1 provides general design guidance in relation to all new development. Policy DS5 provides specific design guidance in relation to residential extensions. SPG1 is the council's supplementary planning guidance in relation to residential extensions.</p>
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections.
<b>TOWN COUNCIL</b>	No response.
<b>PUBLICITY</b>	Neighbouring properties have been notified. One letter has been received objecting to the proposal on grounds of loss of light.
<b>ASSESSMENT</b>	<p>This proposal is for a two-storey, south-facing rear extension. The rear extension has a depth of 3.3 metres and is 7 metres high from ground level. The extension has a hipped roof and is at a lower level than the existing main roofline.</p> <p><b>The main issues associated with this case are whether the proposed extension accords with planning policy and the impact the extension would have on the amenity of neighbours and the locality.</b></p>

The site is located within the Scunthorpe and Bottesford urban area where extensions are considered to be acceptable in principle.

The proposed extension is at the rear of the property and has been designed to be in character with the existing building. The extension will not be readily visible in the street scene. The proposal will not result in any loss of amenity to the locality. The proposal therefore accords with policies DS1 and DS5 of the North Lincolnshire Local Plan.

The proposed extension fully accords with the council's 45 degree rule as set out in SPG1. The proposal, however, has a marginal infringement of the council's 30 degree rule as set out in SPG1. However, in this particular case, the extension faces south and has a hipped roof which will allow light to pass over.

In terms of the impact on adjoining neighbours, any loss of light will be marginal. The nearest neighbour located to the east of the application site has a 1.8 metre close-boarded fence located along this boundary. The proposed extension is located approximately 3.5 metres away from the edge of the neighbour's window. The extension does pass the council's 45 degree rule and only has a marginal fail on the 30 degree rule. The extension does face south and has a hipped roof which will result in no demonstrable loss of light being caused to the neighbour's property.

The design, size and location of the extension will not result in a domineering impact being caused to either neighbour. Planning conditions can be used to ensure no additional windows are installed in the side elevations of the extension to protect privacy.

It is therefore considered on balance that the proposal does accord with policies DS1 and DS5 of the North Lincolnshire Local Plan. In terms of SPG1, although there is a marginal fail of the 30 degree rule, no demonstrable loss of residential amenity will be caused to this neighbour.

## **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

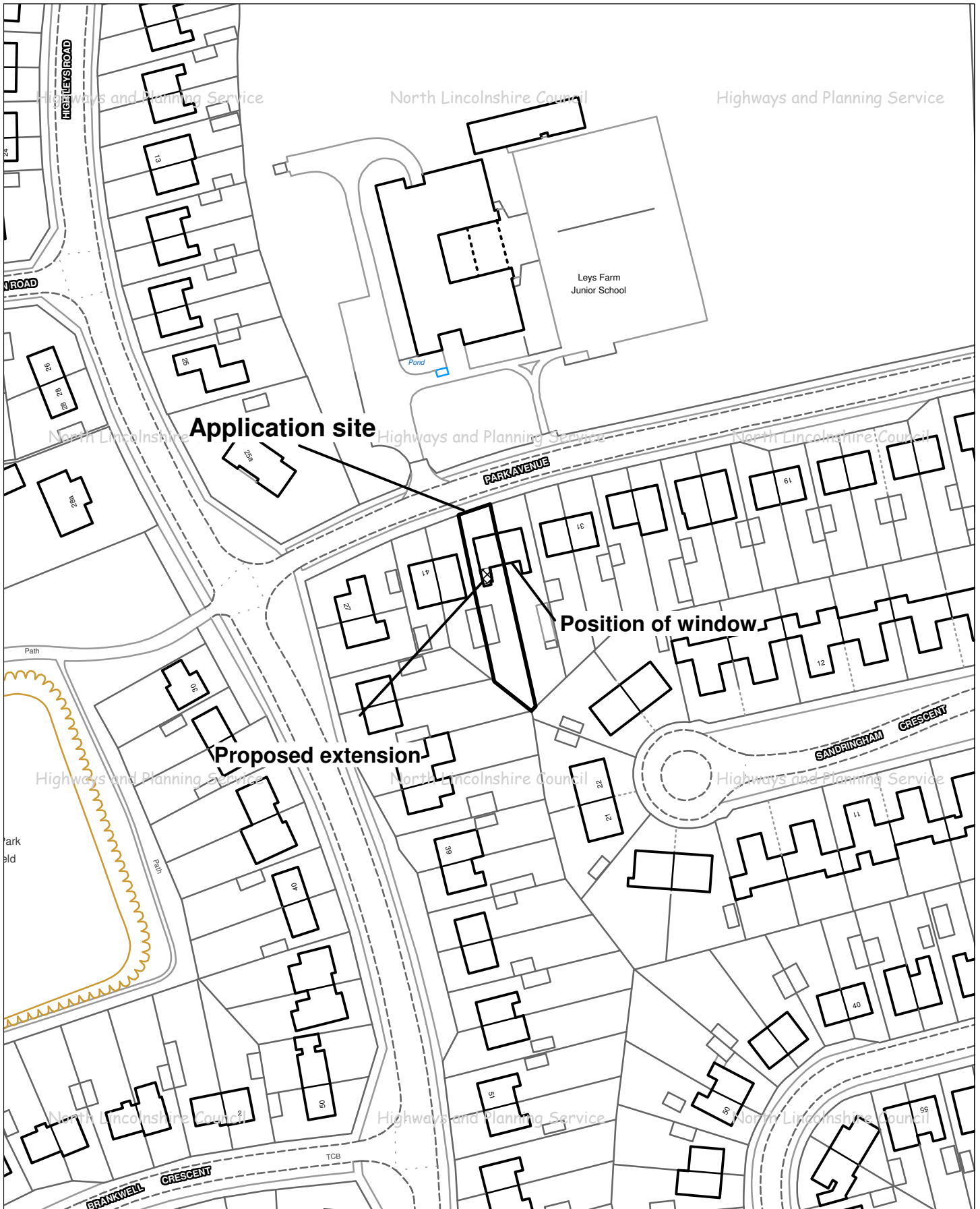
To comply with section 91 of the Town and Country Planning Act 1990.

2.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order re-enacting that order with or without modification), no new window openings shall be created in the eastern or western wall or roof plane of the extension other than those shown on the submitted plan.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1326

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**Highways and Planning Service**

Service Director,  
G Popple

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