

APPLICATION NO	PA/2008/1369
APPLICANT	Mr M Bagley
DEVELOPMENT	Planning permission to erect a single-storey extension (resubmission of PA/2008/0896)
LOCATION	Chalcott House, High Street, Barrow-upon-Humber
PARISH	BARROW-UPON-HUMBER
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
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, over-</p>

bearing 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 house extensions, also applies.

CONSULTATIONS

Highways: No objections.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. One letter of objection has been received, objecting on the grounds that the proposed extension may have some inaccuracies and could adversely affect any future applications by the affected neighbour.

ASSESSMENT

Planning permission is sought for a single-storey rear extension to Chalcott House, Barrow-upon-Humber. The proposed extension measures some 6 metres in length and just less than 4 metres in height due to the pitched roof. The site itself is a modest terraced dwelling located on the High Street in the conservation area. The topography of the site is such that the rear gardens are some 1.5 to 2 metres higher than the dwellings themselves.

The main issue to consider when determining this application is whether or not the proposed extension would have a detrimental effect on the amenity of the adjoining properties.

The proposed development is to create a new bedroom and en suite to the dwelling known as Chalcott House. The extension is relatively small in nature and could have been constructed under permitted development were it not for the Barrow conservation area being under an Article 4 direction.

It is considered that the proposed extension does not adversely harm the amenity of the adjoining properties, due to it being sunk into the ground – this has reduced the height of the proposal by some 1.5 metres from the original submission. In terms of overshadowing, it is considered that in this case, due to where the extension is located, this is not going to be an issue. An existing single-storey extension already in place on Chalcott House is considered to have no impact on the adjoining property known as Leden House, nor Red House. With the proposal being sunk into the ground this lessens the impact of the extension further.

In conclusion, it is considered that the proposed extension would have no adverse impact on the amenity of the adjoining properties, not only due to the topography of the site but also due to its location. Therefore the proposal is recommended for approval in accordance with policies 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.

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: 2008/1369

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