

**APPLICATION NO** PA/2014/0165

**APPLICANT** Mr & Mrs G & A M Coleman

**DEVELOPMENT** Planning permission to erect an extension and carry out alterations to a dwelling, erect a replacement garage and a front boundary wall and gates

**LOCATION** Ashtree Cottage, Barton Road, Wrawby

**PARISH** WRAWBY

**WARD** Brigg and Wolds

**CASE OFFICER** Andrew Law

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Contrary to policy RD10, as extensions add more than 20% volume to dwelling

## **POLICIES**

**National Planning Policy Framework:** Paragraphs 56 and 64 support good design.

**North Lincolnshire Local Plan:** Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alterations and extensions to dwellings in the Open Countryside)

Policy DS1 (General Requirements)

**North Lincolnshire Core Strategy:** Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

## **CONSULTATIONS**

**Highways:** No objections or comments.

## **PARISH COUNCIL**

No objections, but comment that the drains for Ashtree Cottage run through an adjacent property and that whilst this is likely to be a matter for Building Control, they would like it taken into account.

## **PUBLICITY**

Neighbouring properties have been notified. No comments or objections have been received.

## **ASSESSMENT**

The application site is a detached dormer bungalow on Barton Road, just outside the development boundary for Wrawby. The dwelling is rendered (white) with grey tiles and is set well back from the public highway in a large spacious plot. The applicant property stands in the middle of a row of five dwellings which sit outside the development boundary and as such are considered to be within the open countryside for the purposes of planning. The adjacent property to the south-west is very similar in design and appearance, but has been altered at some point in the past, including the addition of a conservatory to the front elevation. The other neighbouring properties are of a varied mix of design and materials, with the adjacent property to the north being a very large two-storey brick and tile house. Neighbouring properties are all detached, set within large gardens well back from the road. The site is well screened to either side by hedging and trees and has a detached garage to the rear, which stands close to the northern boundary. This application seeks planning permission for various extensions to the existing dwelling, to replace the existing detached garage with a larger garage located further to the rear of the dwelling, and to erect a new front boundary wall and gates.

**The main issue to consider in the determination of this application is whether the scale and appearance of the proposed extensions would be harmful to the character or appearance of the open countryside.**

The application site is outside the development boundary of Wrawby. However this property is located only a short distance outside the development boundary and the main body of the settlement, within a row of five dwellings and is not located in an isolated position within the countryside. The site is located between the main body of the settlement to the south and the M180 to the north and is not covered by any special landscape designation. Therefore this is not a particularly sensitive location within the open countryside.

The proposed extensions result in a two-storey dwelling and add much more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. The intention of this policy and the volume restriction is to protect the character of the open countryside. However, a large part of the extensions stands to the rear of the property and the width of the dwelling remains the same except for the addition of a brick skin. Neighbouring dwellings vary greatly both in size and design, with the adjacent property to the north being much larger than the applicant property at present. As such the proposed extensions will not bring the dwelling out of keeping with neighbouring properties, nor will it be incongruous within the street scene. Furthermore the impact of the extensions will be mitigated by the distance separating the dwelling from the public highway to the front and existing screening along the side elevations, which restrict views of the dwelling. For these reasons it is considered that the proposed extensions, whilst large in scale, will have no significant impact on the character or appearance of the open countryside.

The proposed works will not impact on the amenity of neighbouring dwellings due to the distance between them and the planting/screening which exists along the side boundaries. The size of the rear garden and screening will also prevent the proposed double garage from impacting on neighbouring properties. This is further mitigated because the garage is

pushed a long way to the rear of the dwelling, on a similar line to outbuildings in adjacent gardens. Neighbouring properties have been notified and no letters of objection have been received.

The proposed wall to the front of the property is designed so that the majority of the wall is 1 metre in height with railings above; the exception is the 1.8 metre high pillars and gate posts. This design is softer in appearance than a solid 1.8 metre high brick wall whilst still providing the same degree of security. The inclusion of railings into the design also helps to preserve visibility when entering/exiting the site. The council's Highways department has been consulted and has raised no concerns with regard to highway safety.

The parish council's comments with regard to the property's drains are noted; however this issue will be effectively controlled via building regulations and as such there is no need for a condition with regard to drainage.

**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.

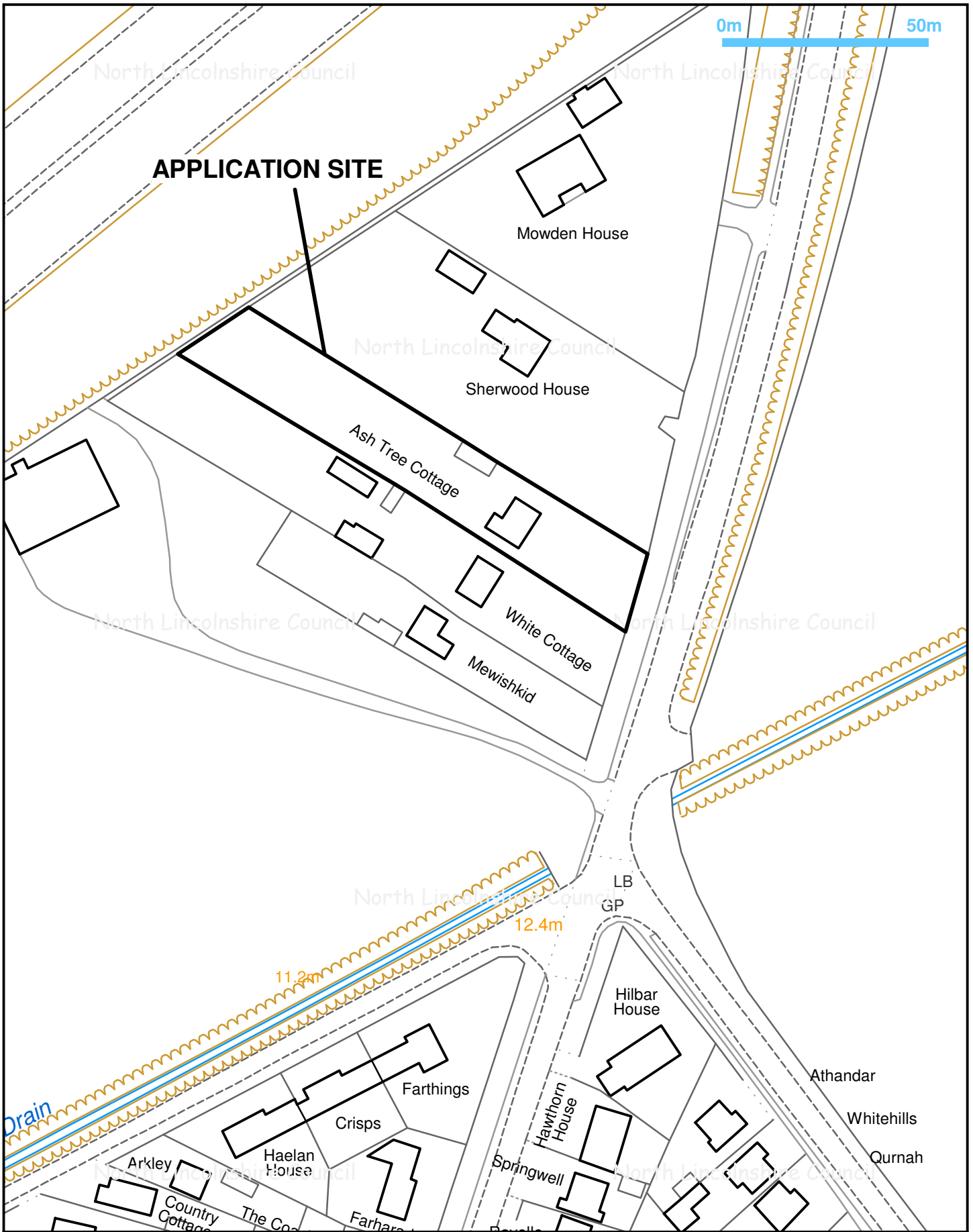
The development hereby permitted shall be carried out in accordance with the following approved plans: C.13/203/1 and C.13/203/3.

Reason

For the avoidance of doubt and in the interests of proper planning.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/0165

Drawn by: Sue Barden

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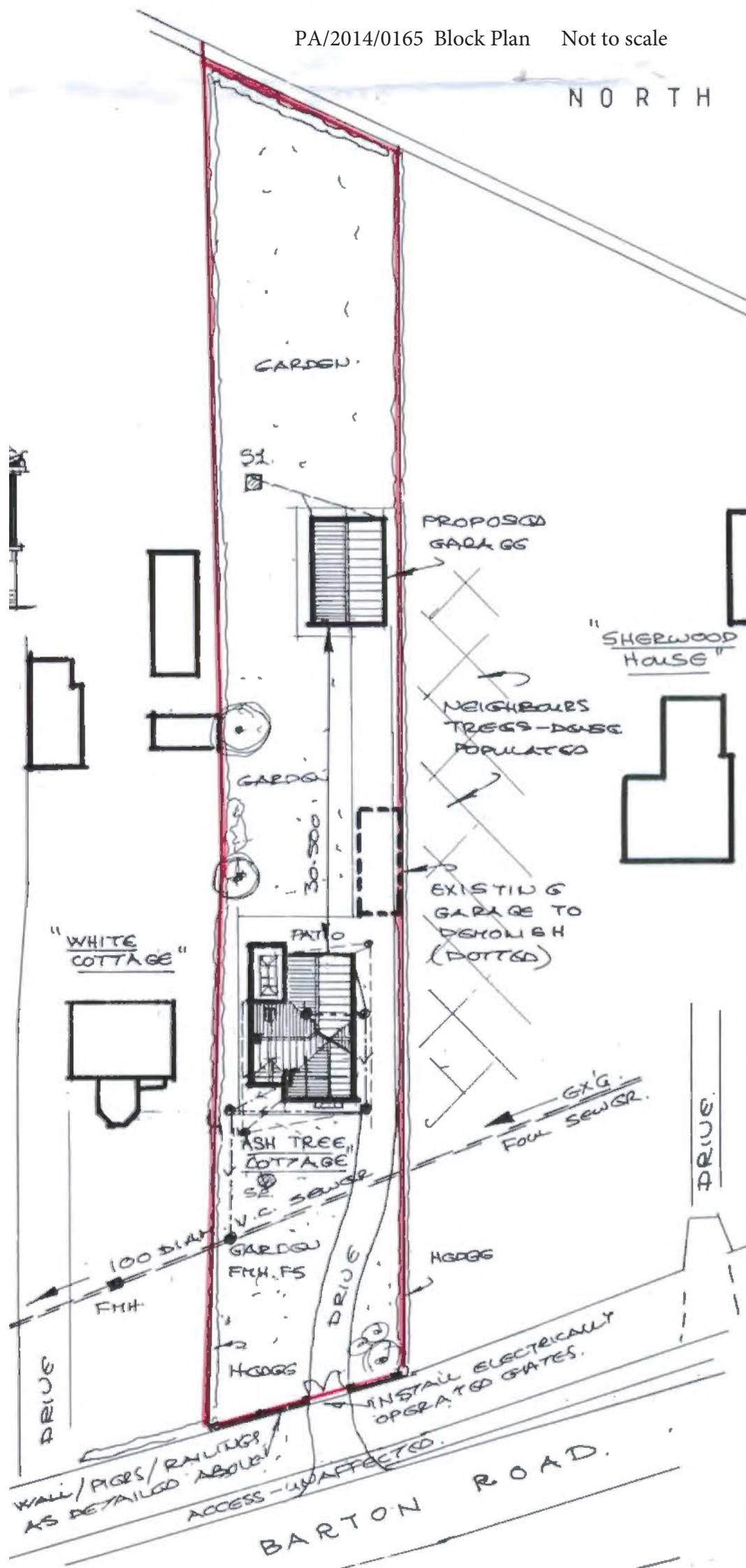


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**Director of Places**  
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NORTH



"WHITE COTTAGE"

"SHERWOOD House"

GARDEN

PROPOSED GARAGE

NEIGHBOURS TREES - DENSE POPULATED

EXISTING GARAGE TO DEMOLISH (DOTTED)

GARDEN

PATIO

"ASH TREE COTTAGE"

G.X.G. Four Sewer

100 DIA. V.C. SEWER

GARDEN F.M.H. F.S.

H.G.D.G.

DRIVE

DRIVE

INSTALL ELECTRICALLY OPERATED GATES.

WALL/PIERS/RAILINGS AS DETAILED ABOVE! ACCESS - UNAFFECTED.

BARTON ROAD