

APPLICATION NO PA/2014/0588

APPLICANT Mr & Mrs Stafford

DEVELOPMENT Planning permission for extension to rear

LOCATION Rose Cottage, Ermine Street, Broughton

PARISH **BROUGHTON**

WARD Broughton and Appleby

CASE OFFICER Craig Fotheringham

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion (volume of proposed extension)

POLICIES

National Planning Policy Framework: Achieving Sustainable Development; Core Planning Principles; Section 7 – Requiring good design.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out criteria against which all proposals will be considered and includes references to quality of design, amenity, conservation, resources and utilities in the development and use of land.

Policy DS5 (Residential Extensions) is permissive in nature providing the proposal does not adversely affect residential amenity and is sympathetic in terms of design, scale and use of materials.

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) allows extensions in the open countryside subject to a volumetric level of 20% of the original dwelling and the original dwelling forming the dominant visual feature, and providing they do not affect the appearance of the locality or the amenity of local residents. The policy implicitly aims to preclude the extension of cottages to mansions in the open countryside.

SPG 1 (Design Guidance for House Extensions) sets out the broad design principles of extending dwellings and notes that one aim of the guidance is to ensure that new housing extensions respect the local character.

North Lincolnshire Core Strategy: Policy CS2 (Delivering More Sustainable Development) notes that design should be of a high standard.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires all new development to be appropriate to its context.

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

Environmental Health: No comments to make.

TOWN COUNCIL

No objections or comments.

PUBLICITY

No further responses have been received.

ASSESSMENT

Rose Cottage is an isolated detached property set in the heart of Gadbury Wood, Broughton and is located within the open countryside by virtue of it falling outside a village development limit as defined in the North Lincolnshire Local Plan.

The local area is characterised by mature woodland. Access is achieved off Home Beat Drive which is an unadopted highway of varying condition with restricted public right of entry.

Rose Cottage is located in a sizeable clearing in the wood and has previously been used by local gamekeepers and estate workers as part of the wider Manby Estate. There are a number of outbuildings/sheds and bird rearing pens to the south of the main house. Rose Cottage has been extended over the years and is a mix of architectural styles and detailing that includes feature gables with carved bargeboards, sturdy brick chimney stacks, sliding side and top sash wooden windows, dormer windows and stone offshoots. Existing materials are a light-coloured facing stone, slate roofs and wooden windows and doors. It would probably be fair to say that the building has evolved over the years into its current aesthetically pleasing arrangement.

Rose Cottage has been subject to neglect for a number of years. The main building's fabric is generally sound whilst the single-storey rear extensions are in a less favourable condition. The current recent owners are seeking to readdress this decline and renovate and extend the property whilst retaining its style and numerous quirky features.

The proposal as it currently stands seeks to extend the house to the rear by:

- demolition of the existing rear single-storey utility, cloakroom and offshoot
- demolition of the existing rear two-storey kitchen and larder/bedroom extension
- a new two-storey extension with three rear-facing gable ends measuring 11.6 m wide and 10 m deep at its furthest projecting wall
- a new rear two-storey curved extension with feature windows and turret roof that extends 1.5 m above the existing main roof's ridgeline and is located to the northern side of the above-mentioned two-storey extension.

Materials for the house extensions are to match existing.

From figures submitted by the agent, the proposal relates to extending the existing detached house by almost 83% in volume/floorspace.

The main issues to be considered are whether the proposed house extensions will harm the host dwelling, the character of the area or the amenity of local residents.

Local plan policies DS1 and DS5 look for all development to be of an appropriate design quality, have regard to its context and not harm the amenity of neighbouring properties, whereas the SPG requires that extensions should be seen as a cohesive design rather than a mere afterthought. These policy goals and aspirations have been carried over within core strategy policies CS2 and CS5.

Policy RD10 of the local plan in part considers the matter of extensions to dwellings in the open countryside and looks to control their mass. This control is expressed by setting a percentage volume of the proposed extension against the original dwelling (ie 20%). The policy also requires that the original form of the host dwelling should be the dominant feature and the extension should not adversely affect the appearance of the locality.

The National Planning Policy Framework (NPPF) seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and that sustainable development involves seeking positive improvements that include improving conditions in which people live. The framework critically comments that planning policies should not be prescriptive and such an approach can stifle development that accords with good design, amenity and promoting sustainable development.

The above quoted policies of the local plan and core strategy have at their heart the need to promote development appropriate to its location and context. In this light a proposal that would fail policy RD10's size requirements might still be appropriate under the NPPF's direction dependent on the impact of the proposal on the local character and residential amenities.

With regard to the volume of the proposed extension, the key element is not the percentage level, but rather would the proposed development cause harm to the character of the area and in turn the presence of the existing dwelling. The National Planning Policy Framework notes that planning authorities should not look to adopt prescriptive planning policies which are viewed as frustrating design that can respond to its context that would otherwise conflict with a prescriptive policy.

Given the isolated private location it is considered that the proposed rear extensions, although substantial in size, would not be visually dominant and are in keeping with the style and mass of the original house. The more visually prominent (when approaching along the access track) and sensitive front east elevation has not been significantly altered and indeed will be complemented by the design of the proposed rear extensions.

The town council has no specific observations to make and no comments have been made internally.

Having regard to the above, it is therefore considered that the scale and mass of the proposed house extensions accords with the aim and objectives of the development plan and the National Planning Policy Framework.

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.

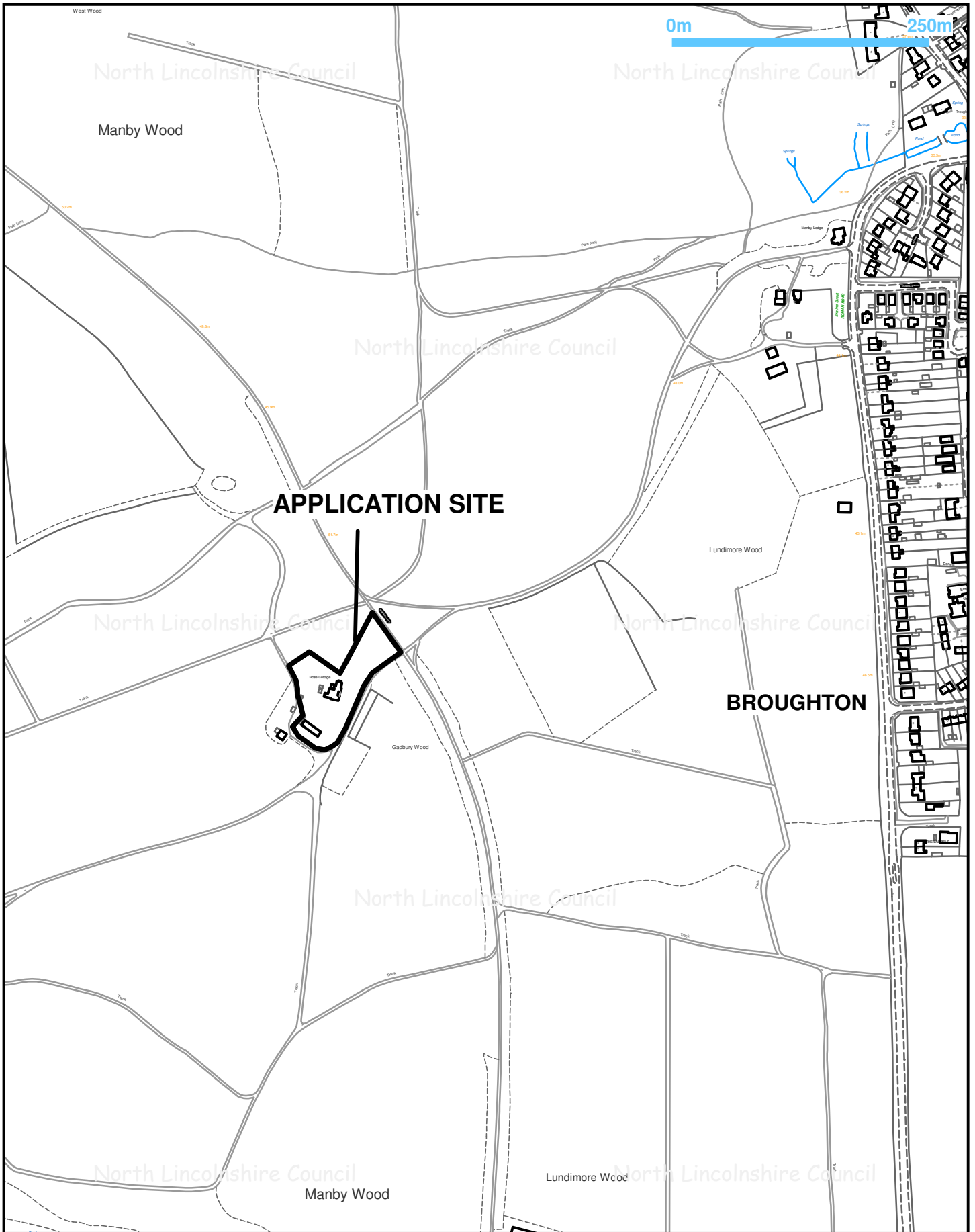
The development hereby permitted shall be carried out in accordance with the following approved plans: 39/13/01 and 39/13/03/B.

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/2014/0588

Drawn by: Sue Barden

Date: 05/08/2014

Scale 1:5000



© Crown copyright and database rights 2014
Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

