

<b>APPLICATION NO</b>	<b>PA/2014/0685</b>
<b>APPLICANT</b>	Mr S & Mrs R Bennett
<b>DEVELOPMENT</b>	Planning permission to erect a rear single-storey extension
<b>LOCATION</b>	30 Forkedale, Barton-upon-Humber
<b>PARISH</b>	<b>BARTON-UPON-HUMBER</b>
<b>WARD</b>	Barton-upon-Humber
<b>CASE OFFICER</b>	Dave Lofts
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor K Vickers – significant public interest)

## **POLICY**

**National Planning Policy Framework:** Section 7 on the requirement of good design.

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

**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, the use of resources and utilities in the 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.

SPG1 – Design Guidelines for House Extensions

## **CONSULTATIONS**

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

## **TOWN COUNCIL**

No comment or objection.

## **PUBLICITY**

Neighbouring properties have been notified. Two letters of objection have been received from the same respondent on the following grounds:

- Strong objections are raised with regard to this proposal which is 5.7 metres long and covers a proposed area of 37.34 square metres.

- Measurements of the existing bungalow are not supplied and neither is the size of the plot, including boundaries, to give the correct perspective.
- The present bungalow would be increased in size by 50%.
- Windows on the southern aspect overlook the property. No sizes are given for the said windows.
- There is no need for a window in the proposed utility room as it not classed as a habitable space and an extractor fan could be installed instead.
- There is plenty of 'floor to light' ratio in the proposed new kitchen without the need for a window in the southern aspect as there is already more than the 10% required with the rooflights, not to mention the French windows to the rear.
- The kitchen window is a metre away from a 6 ft high fence and overlooks the side wall of their garage, which is not really a nice outlook.
- If windows are kept in the southern aspect, could obscure glass be fitted?
- Water drain off from a hugely increased roof and floor size is proposed to be by soakaway, not into a drain; when rain falls heavily excess water from 30 Forkedale runs onto the neighbouring property in abundance and this is before the size of the property is increased.
- Matching up bricks and roof tiles is going to be almost impossible after over 30 years as the original building has been subjected to the elements and as such will have faded. A suggestion is to take all the tiles off the existing roof and tile one side with the old tiles and the other side with new tiles.
- It is suggested that the rooflights be fitted with non-reflective glass in order not to 'dazzle' the neighbours when they use their patio.
- As there is going to be a vaulted ceiling in the proposed new kitchen and not to full height, is there any need to build the roof to the full height of the existing building as the plot of 30 Forkedale sits higher than the neighbouring plot?

The following non-material issues were also raised but these have not been considered as part of this assessment: water drain-off will also increase with the building of a patio to the rear when the extension is complete; on the plan an 'existing bedroom' is actually a lounge; and the objectors are concerned that the applicants would object if they were to apply for planning permission to replace the flat roof on their garage with a ridge and tiled roof.

## **ASSESSMENT**

### **Application site**

30 Forkedale is a single-storey, detached property within the Barton-upon-Humber development limit. It runs east-west from Forkedale, with the proposed extension being added to the western gable end.

## **Proposed development**

Planning permission is sought for the erection of a single-storey extension that will accommodate a proposed kitchen along the southern side and sitting room along the northern side and will include three windows, a door, and two rooflights. The extension incorporates a pitched roof that continues the roofline of the main bungalow.

The scaled drawing that accompanies the application provides an appropriate representation of the proposal to enable an assessment to be made.

**In considering this application the main issues are whether the design and volume of the proposed extension are appropriate to its context, to the character of the area and to the residential amenity of neighbouring properties, having regard to the provisions of the development plan and other material considerations.**

Local plan policies DS1 and DS5 and core strategy policy CS5 all look to development having regard to its context and being of an appropriate design quality, whereas the SPG requires that extensions should be seen as a cohesive design rather than an 'afterthought'. These policy goals and aspirations are also set within the National Planning Policy Framework (NPPF). The above local plan and core strategy policies have at their heart the need to promote development appropriate to its context. In this respect, the proposed extension reflects key elements of the host dwelling by continuing the roofline with matching slate grey concrete roof tiles and by seeking to match brickwork. New windows will also be of a style that will complement existing features.

In terms of neighbouring properties, 28 and 32 Forkedale are closest to the proposal. Number 28 is orientated with its gable end facing the application site. There is a garage/shed running along the northern boundary of number 32 that will help to negate the impact of the extension when viewed from the southern neighbour. A garage along the northern boundary of the application site will also help lessen the impact of the extension when viewed from the northern neighbour's property.

It is felt that the inclusion of windows to the proposed utility room and kitchen along the southern elevation will not be detrimental to the residential amenity of the neighbour in terms of loss of privacy, due to the existing garage/shed and fence along the northern boundary of number 32. It is not necessary to require obscure glass to be fitted to these windows on account of the existing boundary features mentioned above. The extension would not significantly reduce the amount of daylight/sunlight enjoyed by this neighbour. Similarly, it is felt that the proposed rooflights will not cause undue detriment to the neighbour and, therefore, there is no requirement for them to be fitted with non-reflective glass.

Whilst there are no other similar extensions to the rear of properties in the vicinity, the bend of Forkedale means that there is also no definitive rear limit to neighbouring properties. There are no neighbouring properties to the rear (to the west) and the low-rise extension will have no adverse impact on the character of the rear garden areas or on the street scene.

Any permission will be conditional upon wall and roof materials matching existing in order to improve the appearance of the extension.

With regard to the volume of the proposed extension, the key element is not the percentage increase but rather a consideration of whether it would cause harm to the character of the area and in turn the existing dwelling. Whilst the proposed extension would increase the volume of the existing single-storey house by approximately 50%, the rear garden is roughly 25 metres in length and can, therefore, accommodate the addition without causing detriment to the existing property. A soakaway should be incorporated as a requirement of the Building Regulations and can be established on the remaining garden area.

It is considered that the proposed extension, by reason of its design, mass, scale and form, will not harm the host dwelling or adversely affect the residential amenity of occupants of adjacent dwellings and, therefore, complies with the provisions of the development plan. The plot will accommodate the proposed extension which will not cause unreasonable detriment to the character of the area or to the street scene.

**RECOMMENDATION      Grant permission subject to 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: SRB1/15/2014.

Reason

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

3.

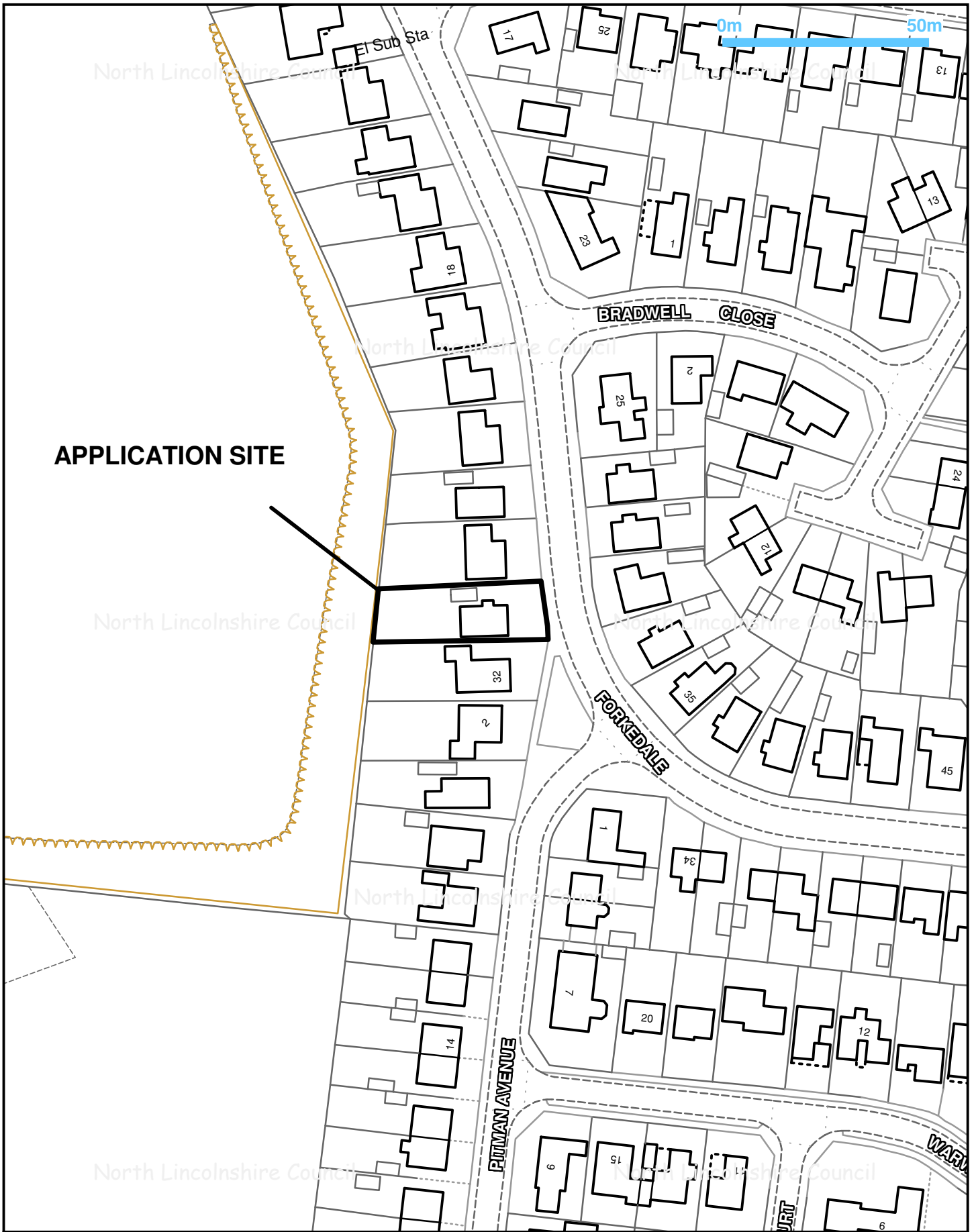
The external materials shall match the existing dwelling.

Reason

To comply with policies DS1 and DS5 of the North Lincolnshire Local Plan, CS5 of the North Lincolnshire Core Strategy, and guidance set within the National Planning Policy Framework.

**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/2014/0685

Drawn by: Sue Barden

Date: 05/08/2014

Scale 1:1250



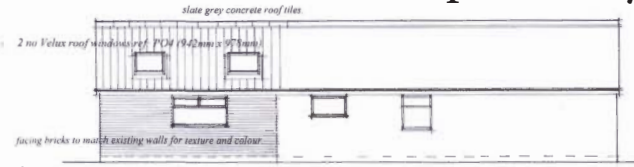
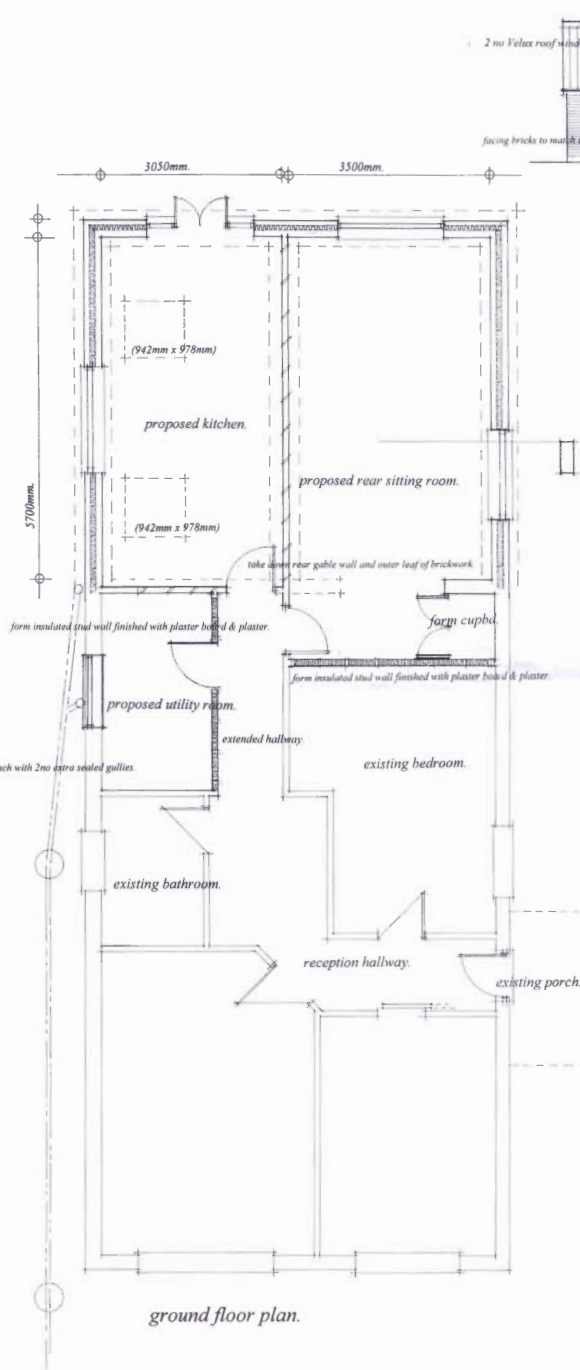
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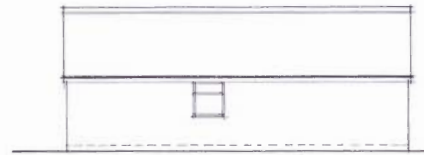
**Director of Places**  
**Peter Williams**  
BSc,DMS,CEng,MEI,MCMI,AMIMechE

# PA/2014/0685 Proposed Layout

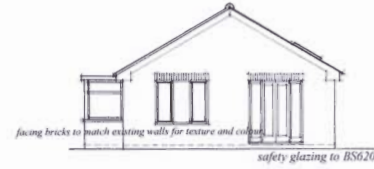
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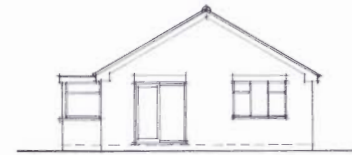
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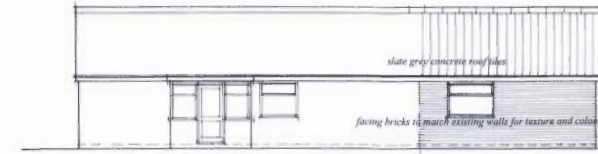
existing south elevation.



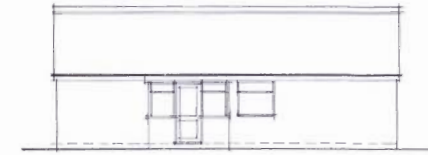
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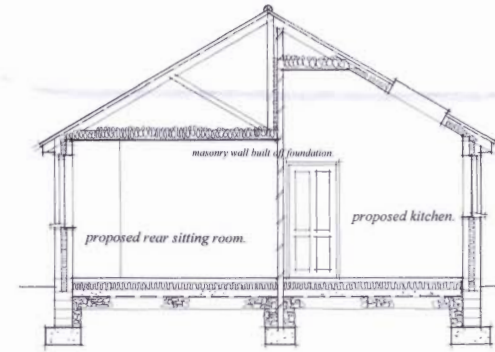
existing west elevation.



proposed north elevation.



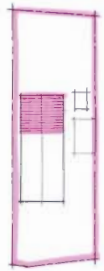
existing north elevation.



cross section.



location plan.



site plan.