

APPLICATION NO PA/2014/1013

APPLICANT Mr & Mrs P Nunn

DEVELOPMENT Planning permission to erect a single-storey extension (resubmission of PA/2014/0331)

LOCATION 67 Greenfield Drive, Hibaldstow

PARISH HIBALDSTOW

WARD Ridge

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Councillor Poole)

POLICIES

National Planning Policy Framework: Section 7 (Requiring Good Design)

North Lincolnshire Local Plan: Policies DS1 (General Requirements), DS5 (Residential Extensions) and SPG1 (Design Guidance For House Extensions)

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design In North Lincolnshire)

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No response received.

PUBLICITY

Neighbouring properties have been notified. One letter of objection has been received making the following comments:

- Concerned about the size of the proposed extension in terms of footprint (double that of the original house) and the scale and height of the proposed extension. The extension would not be in keeping with the character of the area and the property is already one of the larger homes on the estate.
- Concerned about a loss of light to the living/dining room as the application site is directly opposite their window. The living/dining room does not receive much natural light as it is

and results in use of electric lighting. The proposed extension would reduce the availability of natural light further.

- The large extension would fill the gap between two properties and would overpower their house. The scale of the extension is not in keeping with other properties.
- The design and access statement gives a justification for the proposed development as being to store their caravan out of site and that neighbours would prefer this caravan not to be seen. The objector has not made any complaints about this and would prefer to see the caravan rather than the extension.
- The proposed exterior lighting will directly shine light into their property's living room and main bedroom and will cause disturbance if activated, particularly during the night.

ASSESSMENT

The application site is 67 Greenfield Drive, Hibaldstow and is within the development limit. This application is a resubmission of PA/2014/0331 which was refused under delegated powers. Planning permission is sought to erect a single-storey extension.

Application PA/2014/0331 was refused for the following reason:

'The proposed extension, as a result of its size, scale and design, would be an incongruous and over-dominant feature and would have an unacceptable impact on the character and appearance of both the existing dwelling and the surrounding area, and is contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, CS5 of the North Lincolnshire Core Strategy and Paragraphs 56 and 64 of Section 7 of the National Planning Policy Framework.'

The main issues to be taken into account in the determination of this application are whether it satisfies the reasons for the previous refusal and whether the proposed extension is acceptable in terms of its size and design with regard to its context in terms of its position within the plot and the greater area.

Number 67 is a large two-storey detached dwelling situated on a large plot. The front garden of the property is currently laid to block paving as is the land to the side (south-west) of the dwelling. The proposed extension is approximately only 1 metre less in width to the front elevation than the existing dwelling. To the rear elevation the proposed extension is approximately 1 metre greater in its width when compared with the existing rear elevation of the dwelling. With regard to depth, the proposed extension increases the depth by approximately 100%. The proposed single-storey extension is approximately 200% greater in terms of total built footprint taken on the plot of land when compared to the existing dwelling. It is noted that the plot is large and capable of accommodating such a large extension. However, it is important to consider the visual impact of the proposed development and assess its impact upon the character of the area.

It is important to establish the modifications to the design of the proposed extension in order to assess whether or not the development proposed in this application has satisfied the reasons for refusal under application PA/2014/0331. After comparing the plans submitted as part of the refused application and this new application, it is evident the following modifications have been made: the parapet roof to the front elevation has been removed,

reducing the overall height of the single-storey extension; and minor internal works to modify room sizes which is not a material consideration to planning.

The extension, in terms of footprint, is identical to the formerly refused application. Part of the reasoning for the refusal was that as a result of the size, scale and design the extension would be an incongruous and an over-dominant feature having an unacceptable impact on the character of the area. As this application still seeks to construct an extension on a similar footprint these reasons for refusal still stand. The only modification to the proposed extension is the removal of the parapet roof to the front elevation. It is therefore necessary to assess whether this improves the aesthetic of the proposed extension and whether this can be considered as an attempt to mitigate the dominance of the of proposed extension on the character of the area.

By removing the parapet roof to the front elevation, the flat-roofed extension is now visible from the highway and as a result the extension would cause a detrimental visual impact to the character of the area and is considered to be worse in design terms than before. The proposed extension is contrary to council's design guidance in SPG1 which states that flat-roof extensions are not considered to be good design. This gives direction towards a refusal of this resubmission as the National Planning Policy Framework in Paragraph 64 Section 7 states that planning permission should be refused if the proposed development is of poor design.

One letter of objection has been received which raises concerns with regard to the overbearing and overly dominant nature of the proposed extension upon the character of the area which have been considered by this report. The objector has raised further concerns with regard to a loss of light upon their property as the extension would lie directly across the road from their front window. With regard to SPG1 it is not felt that the proposed extension would cause a significant loss of light given that the proposal is only a single-storey extension and is some 20 metres away.

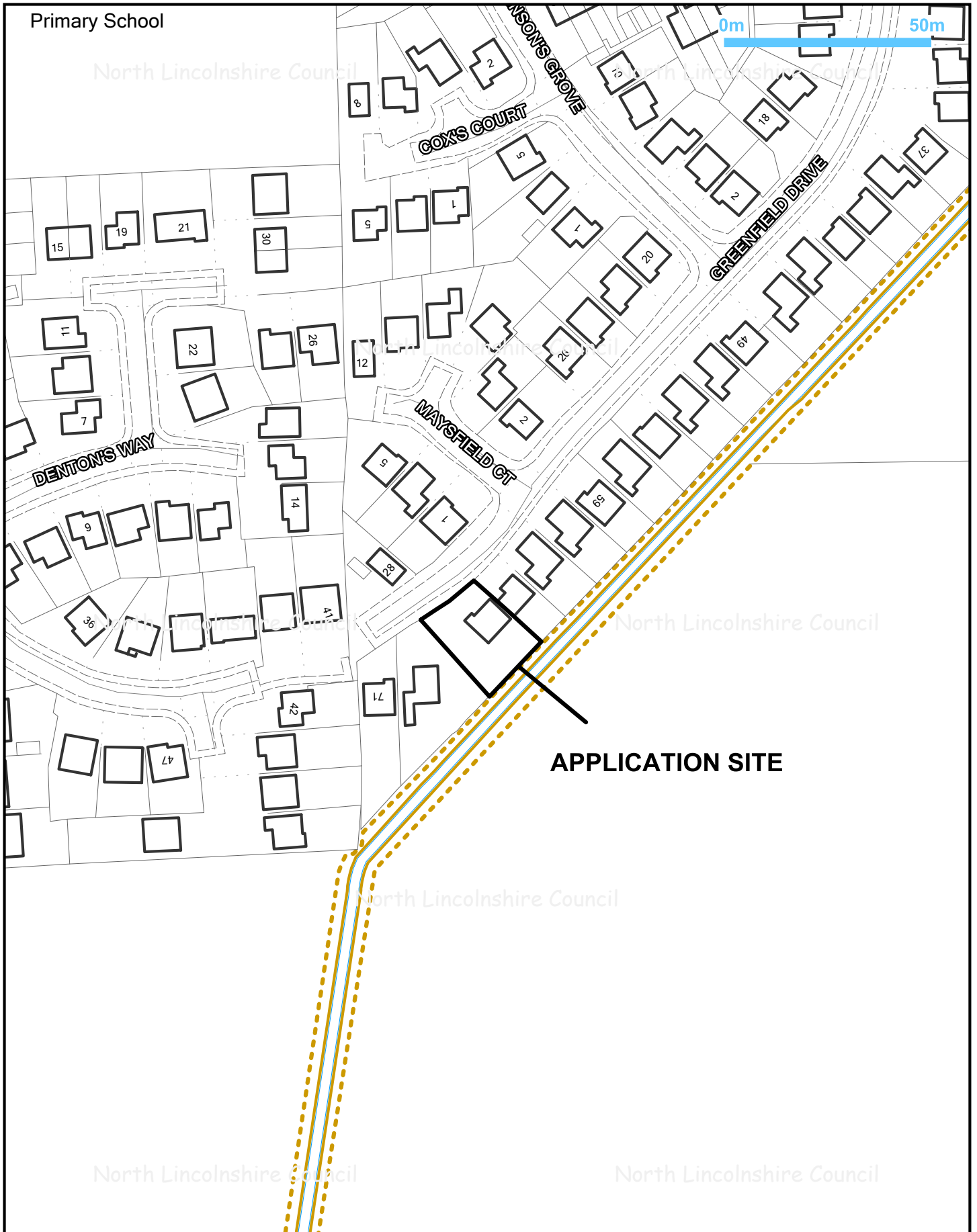
As the applicant has failed to address the reasons for refusal and the modifications proposed cause a greater impact on the character of the area when compared to the original application, it is the recommendation of this report to refuse planning permission.

RECOMMENDATION Refuse permission for the following reasons:

The proposed extension, as a result of its size, scale and design, would be an incongruous and over-dominant feature and would have an unacceptable impact on the character and appearance of both the existing dwelling and the surrounding area, and is therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, CS5 of the North Lincolnshire Core Strategy and Paragraphs 56 and 64 of Section 7 of the National Planning Policy Framework.

Informative

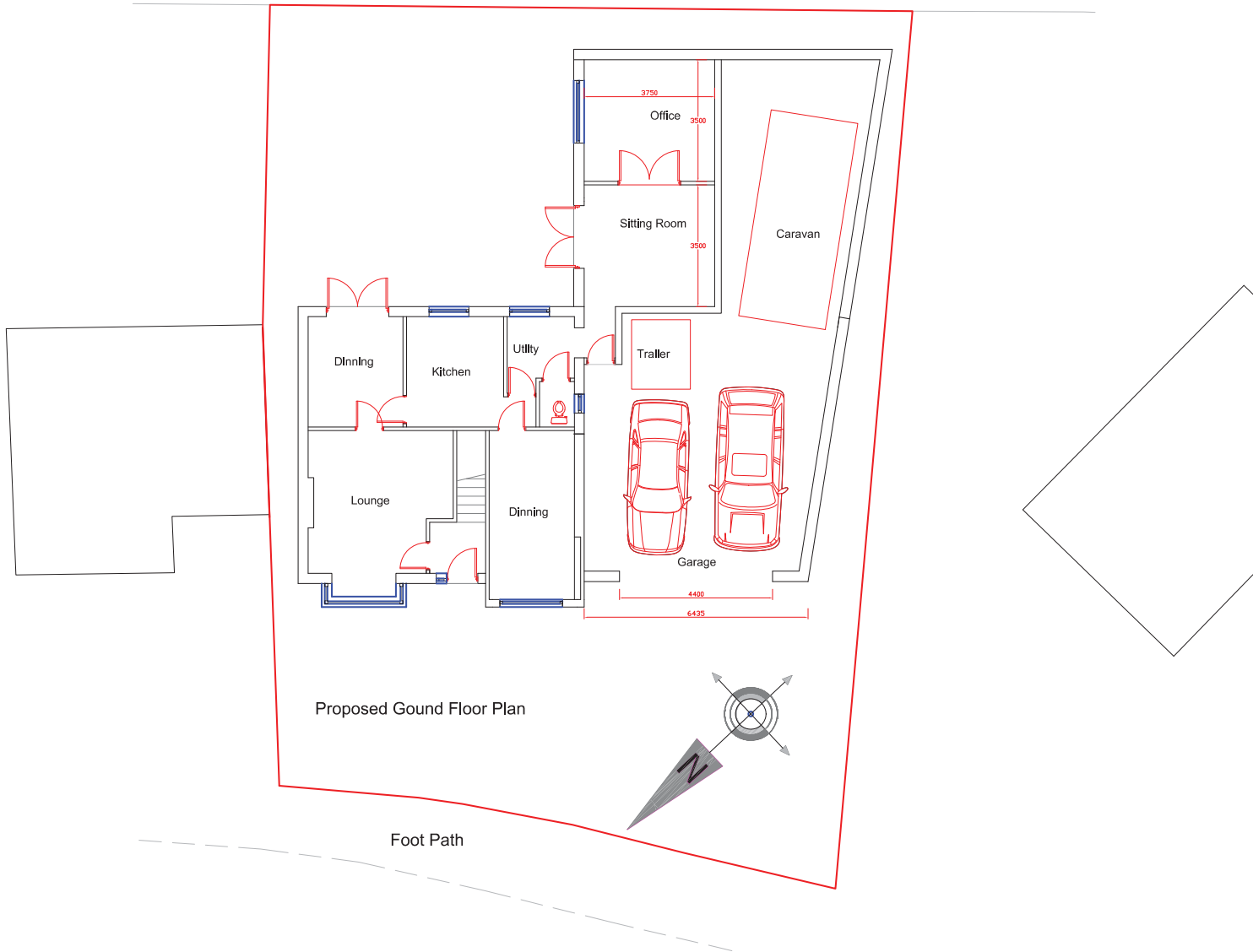
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/1013			
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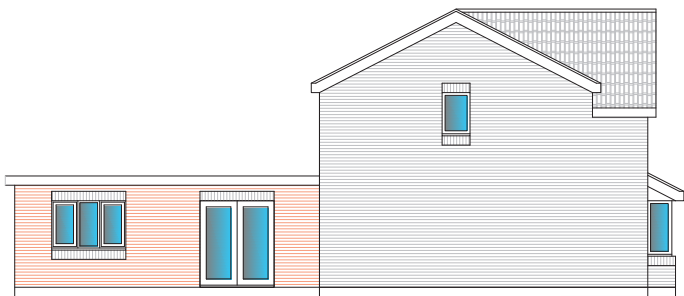
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Embankment



Proposed Gound Floor Plan

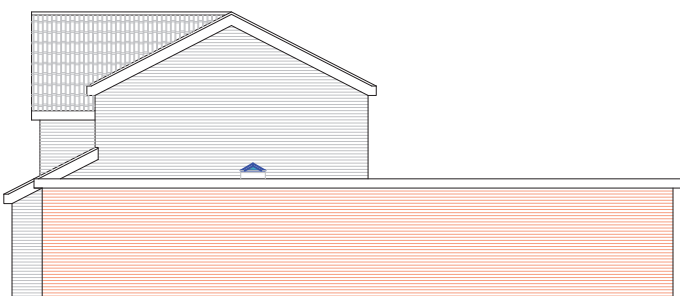
Foot Path



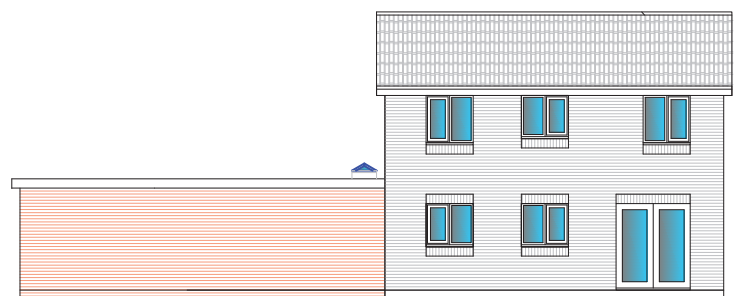
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation