

APPLICATION NO	PA/2014/1083
APPLICANT	Mr P Clark
DEVELOPMENT	Planning permission to erect a first-floor extension above the garage and a single-storey extension to the rear
LOCATION	5 The Spinney, Barrow-upon-Humber
PARISH	BARROW-UPON-HUMBER
WARD	Ferry
CASE OFFICER	Dave Lofts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a member of the council – Councillor P Clark)

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.

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: Do not wish to restrict the grant of permission.

PARISH COUNCIL

No comment or objection.

PUBLICITY

Neighbouring properties have been notified. No responses have been received.

ASSESSMENT

Planning permission is sought for the erection of a first-floor extension over an existing garage to the side of the detached property to accommodate a new bedroom. A single-storey extension is also proposed to the rear that will provide a sun room. Both extensions are to be constructed in brickwork to match the host dwelling. The first-floor extension will use tiles removed from the existing garage roof and the single-storey extension will be roofed in grey pantiles to match the main dwelling.

The first-floor extension has been designed to lessen the impact of its massing on the eastern neighbour. It incorporates a gable-end roof that complements the main house in terms of pitch and design but is lower and not as wide as the main house. The single-storey extension will extend 4 metres into the rear garden.

In considering this application the main issues are whether the design and volume of the proposed extensions are appropriate to their 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 proposed extensions reflect key elements of the host dwelling by 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, numbers 3 and 7 The Spinney, to the east and west of the application site respectively, are closest to the proposal. Number 3 is orientated with its gable end facing the application site and there is a 1.8 metre high fence running along the joint boundary. There are two windows along the western elevation of number 3 which serve a first-floor bathroom and ground-floor toilet/laundry room. Number 7 has a conservatory along its eastern boundary which would be adjacent to the single-storey extension, and there is also a 1.8 metre high fence between the properties.

The Spinney (and also the wider Millfields estate) comprises a mix of dwelling sizes and types, and the proposed first-floor extension would complement the general character of the area and would not be detrimental to the local street scene.

The first-floor extension does not dominate the original building in scale, materials or situation, and it will not seriously reduce the amount of daylight or sunlight which neighbouring properties enjoy.

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

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: 1258/002 and 1258/003.

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.



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Existing Layout

Proposed Layout

