

**APPLICATION NO** PA/2014/1290

**APPLICANT** Mr D Levitt

**DEVELOPMENT** Planning permission to erect first-floor and single-storey extensions

**LOCATION** Northcliffe House, 4 North Cliff Road, Kirton-in-Lindsey

**PARISH** KIRTON-IN-LINDSEY

**WARD** Ridge

**CASE OFFICER** Andrew Willerton

**SUMMARY RECOMMENDATION** Refuse permission

**REASONS FOR REFERENCE TO COMMITTEE** Agent request to address the committee

## **POLICIES**

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

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements) and DS5 (Residential Extensions)

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

## **CONSULTATIONS**

**Highways:** No comments received.

## **TOWN COUNCIL**

No comments received.

## **PUBLICITY**

Neighbouring properties have been notified by letter. No comments have been received.

## **ASSESSMENT**

The application site is Northcliffe House, 4 North Cliff Road, Kirton-in-Lindsey, and is within the development limit. Planning permission is sought for the erection of first-floor and single-storey extensions.

**The main issues for consideration in order to determine this application are: whether the proposed extensions are acceptable in terms of scale and appearance; and**

**whether the proposed extensions will cause significant impact upon the residential amenity afforded to neighbouring properties.**

Northcliffe House is a large detached dwelling on the edge of Kirton. It is situated on a large plot measuring 75 metres by 34.5 metres although the development limit bisects the plot, being situated immediately to the rear wall of the property as existing. Northcliffe House has two distinct parts: a two-storey portion hosting the majority of the residential accommodation and a single-storey portion comprising garage space and residential accommodation. Both parts of the dwelling are constructed of a red facing brick with hipped tiled roofs.

It is proposed to erect a first-floor extension above the present single-storey portion of the building with a gable frontage. In addition, the roof space above the first-floor extension would contain further residential accommodation. Two further single-storey extensions are proposed: one on the northern side elevation and another to the rear. In terms of materials, the proposed extensions are to be finished with part white render and part black vertical sawn timber. This is inclusive of the present single-storey portion of the building above which the first-floor extension is to be sited, and which is presently constructed in a red facing brick.

Local plan policy DS5, dealing with residential extensions, states that the development should be sympathetic in terms of design, scale and use of materials to the main dwelling. Part iii) of policy DS5 specifically deals with materials and describes how development which uses materials which contrast markedly with the main dwelling should not be permitted. It is evident with regard to this application that there is conflict with policy DS5 in terms of its design, scale and use of materials.

The first-floor extension as proposed is considered to form an unsympathetic extension which does not have regard to the host dwelling for several reasons. Firstly, the roof design of the proposed extension has a gable frontage of significant size which will contrast with the hipped roof of the host dwelling and therefore compete for dominance. In addition, the layout of the present site means that the single-storey portion of the dwelling, mainly comprising garage space, sits forward of the principal elevation of the main dwelling. The first-floor extension on this will therefore sit forward of the existing principal elevation of the main dwelling and thus compete for dominance. Again, the dominance issue is increased by the choice of materials which directly contrast the main dwelling.

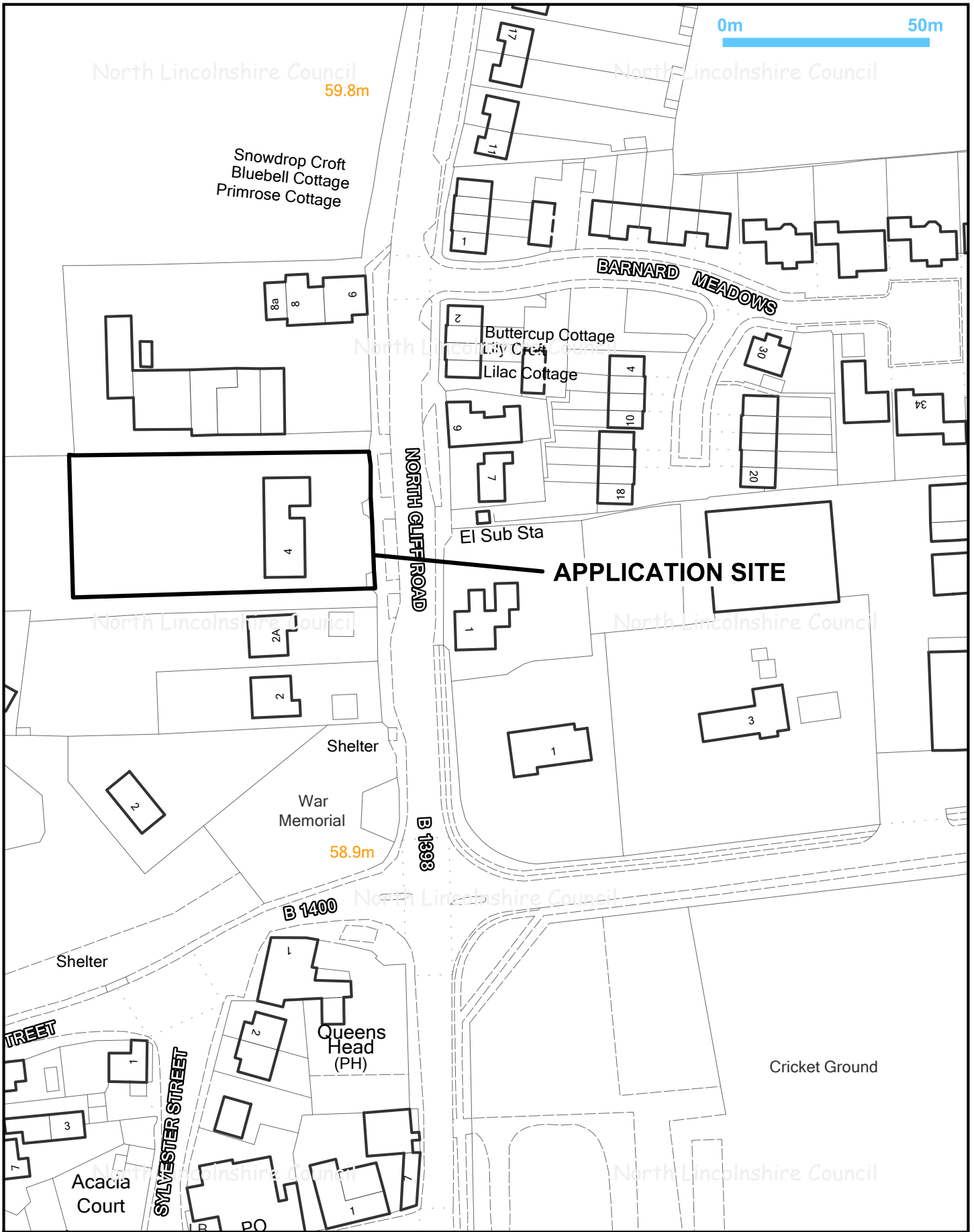
The cumulative impact of each of the aforementioned matters is considered to result in unacceptable design which directly contrasts the main dwelling and creates a dominant extension which is neither sympathetic nor subservient to the host dwelling. Given that policy DS5 of the local plan requires that acceptable residential extensions should be sympathetic in terms of design, scale and use of materials, and this proposal is contrary to such policy, it is therefore recommended that permission be refused.

**RECOMMENDATION      Refuse permission for the following reasons:**

The proposed development, by reason of its design, scale and disposition, fails to have regard to its context with the main dwelling and would form an overly dominant and unsympathetic structure. The proposed development is therefore contrary to policy DS5 of the North Lincolnshire Local Plan.

**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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Drawn by: Sue Barden	Date: 27/01/2015		

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