

APPLICATION NO PA/2015/0159

APPLICANT Mrs E Drakes

DEVELOPMENT Planning permission to retain an extension to the rear, retain an extension to the roof and install dormer windows

LOCATION 88 Kingsway, Scunthorpe

PARISH SCUNTHORPE

WARD Town

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

POLICIES

National Planning Policy Framework: Section 7 Requiring a Good Design (paragraphs 56 and 60).

North Lincolnshire Local Plan: Policies DS1 (General Requirements), DS5 (Residential Extensions) and SPG1 apply.

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

CONSULTATIONS

Highways: No objections.

Drainage Team: A historic drainage system runs on or near to the property.

PUBLICITY

Neighbouring properties have been notified. One letter of objection has been received raising the following issues:

loss of privacy

overshadowing/loss of light

does not comply with planning policies

detrimental impact on residential amenity.

ASSESSMENT

This proposal is to retain a single-storey extension to the rear, retain an extension to the roof and retain dormer windows in the rear elevation. The application is largely retrospective as much of the external work has already been carried out.

The main issues associated with this proposal is whether it is acceptable in planning policy terms, and if so, whether its impact on neighbours, on the amenity of the locality and on the highway network is also acceptable.

The site is a detached hipped bungalow located between two-storey dwellings. The site is located within the Scunthorpe and Bottesford urban area, where extensions are considered to be acceptable in principle. In terms of impact on the amenity of the locality, the dwelling is set back and set down from the road. The extensions have been designed to be in character with the main dwelling. The roof extension creates a gable roof to the dwelling resulting in an increased expanse of roof visible in the street scene. However, the dwelling will appear single-storey in form as the majority of the extensions are located to the rear of the dwelling. As a result, no adverse impact will be created within the street scene. The proposal therefore accords with policy CS5 of the Core Strategy and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The dwelling is located between two, two-storey dwellings. The small single-storey rear extension essentially squares the building off to the rear and then a porch canopy area is proposed onto this extension. The boundary treatment screens this extension from the adjoining dwellings. The council's 45 degree rule set out in SPG1 is not breached to the objector. No new windows are proposed at first-floor level in the west elevation. The new windows proposed in the west elevation are at ground floor level which will be screened by the existing boundary treatment and the neighbour's garage. The roof extension will create more expanse of roof visible from the objector's property. However, there is a distance of 9 metres between the properties and the 30 degree rule set out in SPG1 is not infringed. Thereafter, any loss of light or overshadowing will be marginal to this property. The dormer windows are located in the rear elevation and serve a bedroom, dressing room and en suite. The dressing room and en suite can be conditioned to be obscure glazed to further safeguard privacy to the neighbours.

In terms of the neighbour to the east, no new windows are proposed in this elevation. This neighbour has a conservatory with a partial solid wall and a shed on this boundary. The boundary treatment comprises a 1.8 metre high close-boarded fence. The neighbour will view a larger expanse of roof above the garage and will have a view of the 'cheek' of the dormer and a limited view of the porch canopy extension above the boundary treatment. It is not considered that the proposal will result in demonstrable harm being caused to the amenity of this neighbour. The proposal therefore accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

In terms of impact on the highway network, Highways have raised no objection to the proposal and therefore it is acceptable in highway terms.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 88KW/01/05, 88KW/01/04, 88KW/01/03, 38KW/01/08RI, 38KW/01/09RI, 88KW/01/06, 88KW/01/07, 88KW/01/01 and location plan date stamped 9 February 2015.

Reason

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

2.

The development shall be carried out in accordance with the amended details received by the local planning authority on 3 March 2015.

Reason

To define the terms of the permission and to help ensure the development is in keeping with its surroundings in accordance with policy DS5 of the North Lincolnshire Local Plan.

3.

Before the extension is occupied, the dressing room dormer window and en suite dormer window in its southern roof plane shall be obscure glazed and retained in that condition thereafter.

Reason

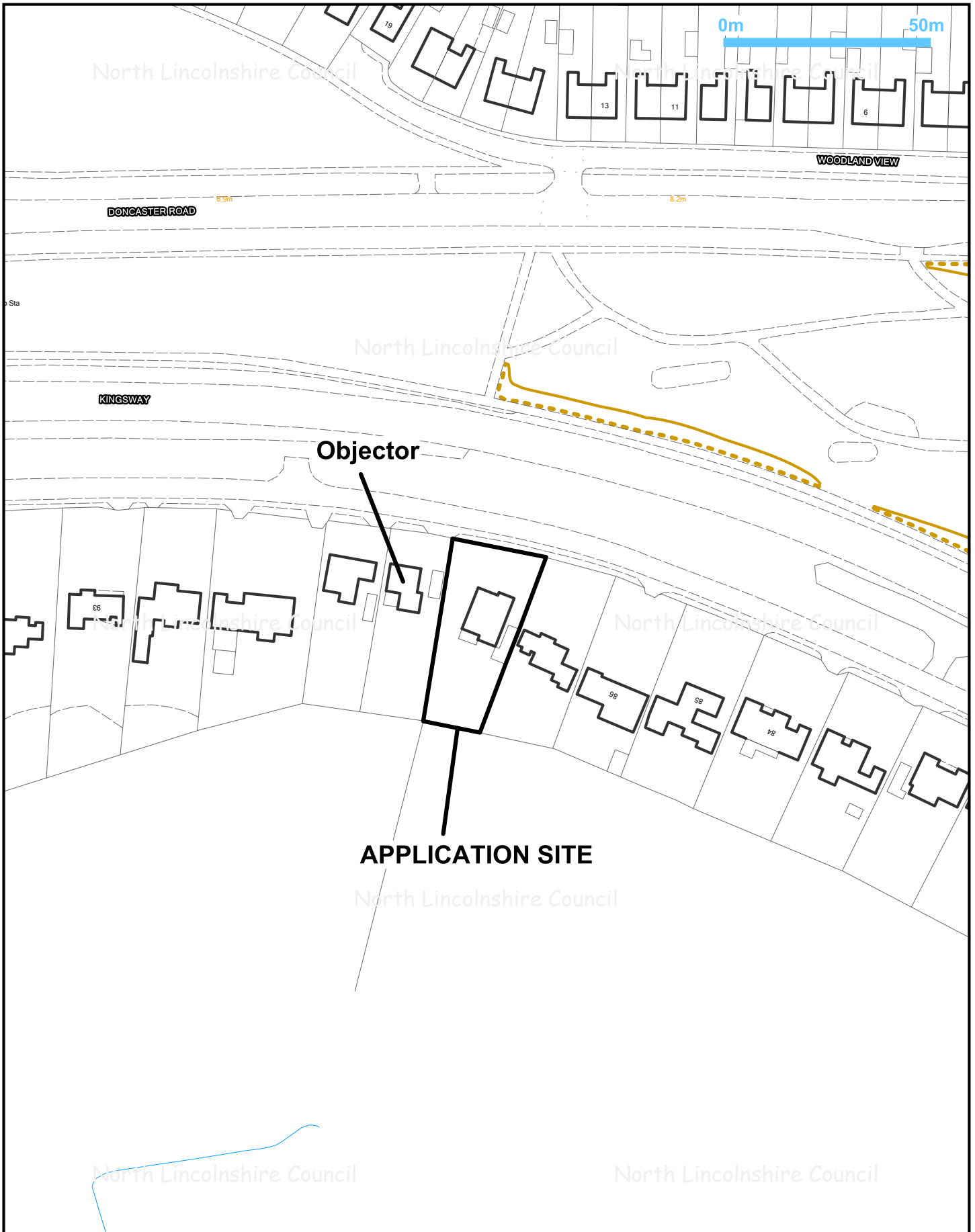
In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.



Informative 1

The proposed development site is bounded by, or has running through it, surface water drains. Any drainage feature found during excavations will need to be protected/diverted at the expense of the landowner and must be immediately reported to the Drainage Team on 01724 297522.

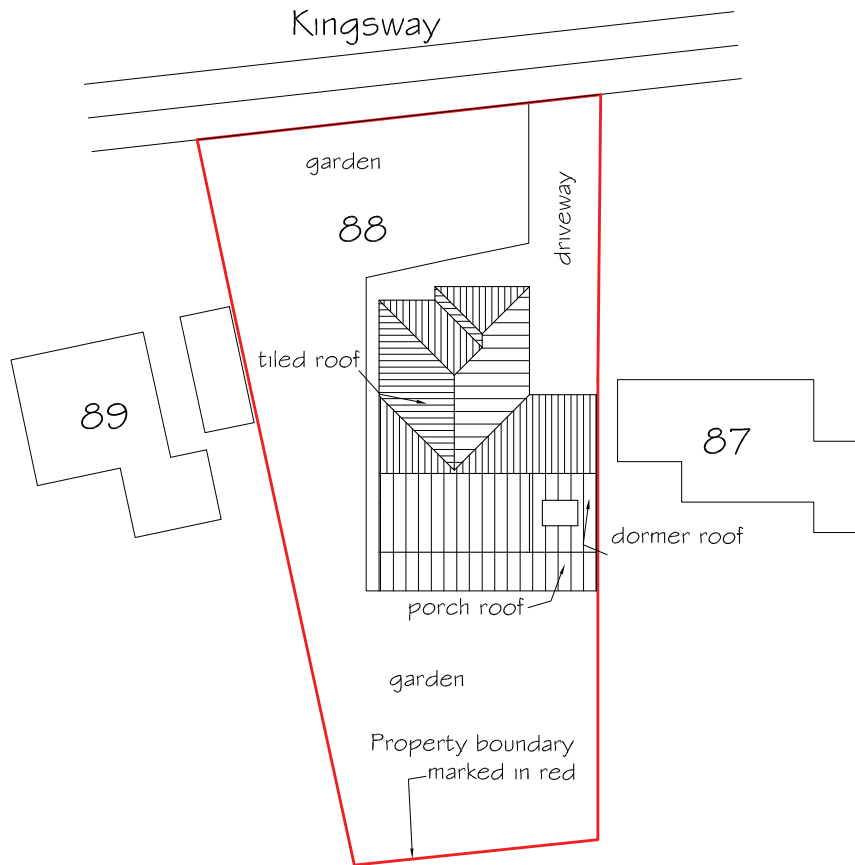
Informative 2

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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PA/2015/0159 Proposed Layout - Not to scale



PROPOSED SITE PLAN