

<b>APPLICATION NO</b>	<b>PA/2015/0182</b>
<b>APPLICANT</b>	Mr & Mrs T Patel
<b>DEVELOPMENT</b>	Planning permission to demolish a garage and erect a rear extension
<b>LOCATION</b>	J H & D Newsagents, 89-91 Fleetgate, Barton-upon-Humber
<b>PARISH</b>	<b>BARTON-UPON-HUMBER</b>
<b>WARD</b>	Barton-upon-Humber
<b>CASE OFFICER</b>	Andrew Law
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Barton-upon-Humber Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 18 – The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.

Paragraph 19 – The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements)

Policy S6 (Small Local Centres and Corner Shops)

Policy S8 (Out-of-Centre Retail and Leisure Development)

Policy DS16 (Flood Risk)

Policy HE2 (Development in Conservation Areas)

**North Lincolnshire Core Strategy:** Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS19 (Flood Risk)

## **CONSULTATIONS**

**Highways:** No objection.

**Drainage:** No objection.

**HER:** No objection.

**Environment Agency:** No objection.

## **TOWN COUNCIL**

Object to the application on the grounds that there is no off-road vehicular parking to the properties and that this is inappropriate as the property is located on a very busy junction with concern for road safety issues; the increase in signage to the properties is not in keeping with the conservation area; and the waste bins are being kept on the public footpath outside the shop and should be kept to the rear of the premises to alleviate obstruction to the footpath on Fleetgate.

## **PUBLICITY**

Neighbouring properties have been notified by letter, and site and press notices posted. No comments or objections have been received from local residents.

## **ASSESSMENT**

The application site consist of 89-91 Fleetgate in Barton, which is an existing convenience store serving the local community. The site is located within the development boundary and conservation area for Barton; however it is located outside the defined town centre boundary. There is a mix of uses in the immediate area, including both commercial and residential uses, and the site is located opposite the bus/train public transport terminal.

Planning permission PA/2014/0231, for the change of use of 91 Fleetgate to enable the extension of the original convenience store into this adjoining property, was granted by the planning committee last year.

This application seeks planning permission to erect a small (21 square metres) single-storey extension to the rear of the premises to provide a staff area and toilet facilities. The proposed extension will replace a detached garage which currently stands to the rear of the shop.

**The main issues to consider in the determination of this planning application are whether the proposed extension will have an unacceptable impact on the character or appearance of the area, the residential amenity of neighbouring properties or highway safety.**

The proposed extension is very small in scale and is located at the rear of the premises, where it will be screened from view by existing structures. As such the proposed extension will not be visible from the public highway and will have minimal impact on the character or appearance of the area. The extension has been designed with a flat roof to match existing extensions on the premises and it is considered that the design is acceptable in this

location. The council's conservation officer has been consulted on the application and has raised no objection to the development stating that the extension will have little impact on the conservation area.

The extension has a relatively low height of 2.7 metres due to its flat roof design and comes no closer to neighbouring properties than the existing garage that it replaces. Furthermore, the extension introduces only one new window at ground-floor level, facing onto the rear yard area. For these reasons the extension will not have an unacceptable impact on the amenity of neighbouring residential properties via loss of light or overlooking. The extension will provide staff amenities for people working at the shop and will not result in any additional noise or disturbance for adjacent properties.

The proposed extension will not result in any additional vehicular movements or on-street parking as it caters for existing staff. The council's Highways department has been consulted and has raised no concerns or objections to the proposed development. Therefore, the proposed extension will have no unacceptable impact on highway safety in the area.

**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: RD:3043-01, RD:3043-02 and RD:3043-03.

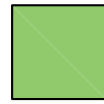
Reason

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

**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.





New Extension 21m sq



Demolition 12m sq



Ground Floor Plan