

APPLICATION NO PA/2015/0198

APPLICANT Mr A Quirke

DEVELOPMENT Planning permission to erect single-storey and two-storey extensions to include alterations and extensions to the existing roof

LOCATION The Almonds, Star Carr Lane, Wrawby

PARISH WRAWBY

WARD Brigg and Wolds

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy RD10, as extensions add more than 20% volume to dwelling

POLICIES

National Planning Policy Framework: Paragraphs 56 and 64 support good design.

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside)

Policy DS1 (General Requirements)

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

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection.

Drainage Team: No objection.

PARISH COUNCIL

No comments or objections.

PUBLICITY

Neighbouring properties have been notified by letter. No comments or objections have been received from local residents.

ASSESSMENT

The application site is a two-storey detached dwelling located centrally within a large, spacious plot on the outskirts of Wrawby. The site is located outside the defined development boundary for Wrawby and as such is considered to be in the open countryside for the purposes of planning policy. There are residential properties located to the east and west of the site; however these properties are some distance away. The applicant property backs onto open fields to the rear and is bounded by Star Carr Lane and Little Carr Drain to the north. Neighbouring properties are of a varied mix of dwelling type, design and materials. These properties are predominantly detached dwellings with spacious gardens. There are two rows of detached outbuildings in the north-eastern corner of the site, screening views of the property when approaching from Wrawby. The frontage of the site is further screened by a low wall and tree planting along the northern boundary.

This application seeks planning permission to erect single-storey and two-storey extensions to include alterations and extensions to the existing roof.

The main issue to consider in the determination of this application is whether the scale and appearance of the proposed extensions would be harmful to the character or appearance of the open countryside.

The application site is outside the development boundary of Wrawby. However this property is located only a short distance outside the development boundary and the main body of the settlement, between existing dwellings, and is not located in an isolated position within the countryside. The site is located between the main body of the settlement to the east and the M180 to the west and is not covered by any special landscape designation. Therefore this is not a particularly sensitive location within the open countryside.

The proposed extensions result in a large detached dwelling and add approximately 75% additional volume to the dwelling, much more than the 20% allowed by policy RD10 of the North Lincolnshire Local Plan. The intention of this policy and the volume restriction therein is to protect the character of the open countryside. However, as set out above, the site is not located in an isolated or sensitive location within the open countryside; nor is the existing dwelling of any real architectural merit. Furthermore, neighbouring dwellings vary greatly both in size and design and as such the proposed extensions will not result in the property being out of keeping with neighbouring properties, nor will it be incongruous within the street scene. The visual impact of the extensions will be mitigated by the existing outbuildings to the front of the property and screening along the northern boundary, which restrict views of the dwelling. For these reasons it is considered that the proposed extensions, whilst large in scale, will have no significant impact on the character or appearance of the open countryside.

The proposed works will not impact on the amenity of neighbouring dwellings due to the distance between them and the planting/screening which exists along the front boundary. It should also be noted that no objections have been received from neighbouring properties or the parish council.

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.

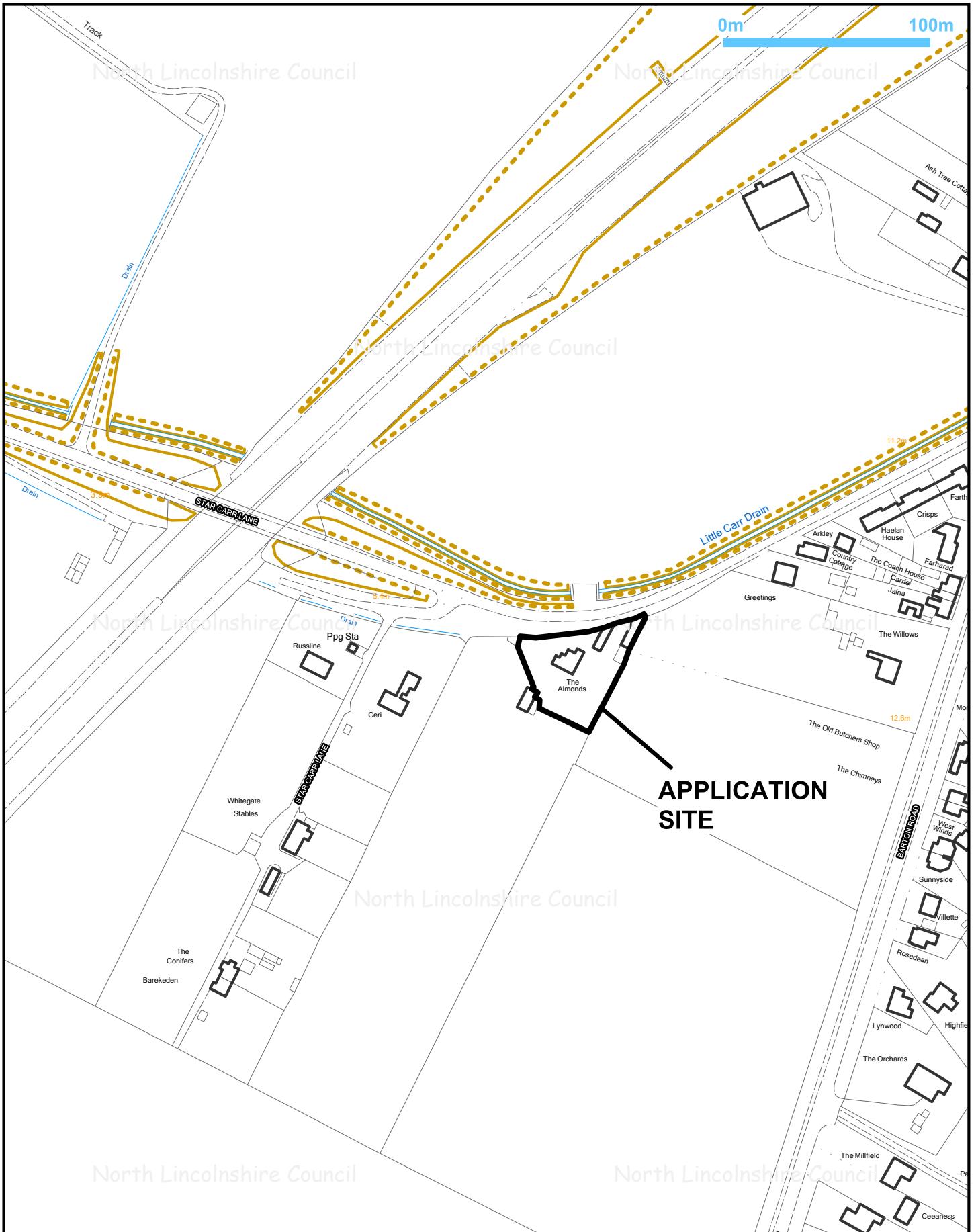
The development hereby permitted shall be carried out in accordance with the following approved plans: T727-PL01, T727-PL02 and T727-PL03.

Reason

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

Informative

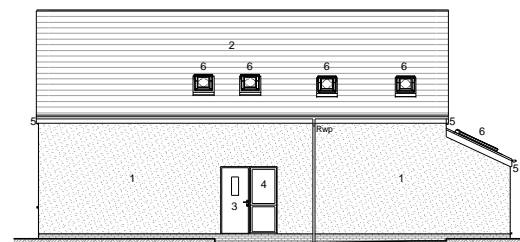
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Drawn by: Sue Barden	Date: 16/06/2015	Scale 1:2500	

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PA/2015/0198 Proposed Elevations - Not to scale



Front Elevation 1:100

Side Elevation 1:100

Rear Elevation 1:100

Side Elevation 1:100