

APPLICATION NO PA/2015/0262

APPLICANT Mr M Theodorou

DEVELOPMENT Planning permission to erect a two-storey rear extension

LOCATION Park Moor, Cove Road, Westwoodside, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Head of Development Management discretion

POLICIES

National Planning Policy Framework: Paragraphs 12 and 55

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to dwellings in the Open Countryside)

North Lincolnshire Core Strategy: Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

Drainage Team: No objection subject to the applicant notifying the authority should any drainage system be found during the construction period.

PARISH COUNCIL

No objections but comment that the proposal could have an impact on the neighbouring property (Parklands) due to overlooking/overshadowing.

PUBLICITY

Letters have been sent to neighbouring properties. No comments have been received.

ASSESSMENT

Planning permission is sought to erect a two-storey extension to provide additional living accommodation on a detached dwelling that is currently located outside the settlement boundary for Westwoodside as defined in North Lincolnshire Local Plan. The development boundary as proposed in the Core Strategy includes the applicant's dwelling, but excludes the garden area upon which the extension is proposed to be built. The planning use of the land, however, is still domestic curtilage. The existing dwelling is set slightly back from the frontage on Cove Road, with the frontage elevation being a gable. The front and rear elevations of the existing dwelling face sideways. Whilst the position of the proposed extension is to the rear of the plot, it is to be built on the side of the dwelling in terms of its overall layout. The existing dwelling measures approximately 12.5 metres wide and 4.5 metres deep with a maximum roof height of 6.4 metres. The proposed extension measures approximately 12.8 metres wide and 6.4 metres deep with a maximum roof height of 6.4 metres to match the existing.

The main issues in the determination of this application are whether the proposal has a detrimental impact on the amenities of the adjacent dwelling (Parklands) and whether the size and position of the extension has an adverse impact on the character and appearance of the open countryside.

The existing dwelling is set back from Cove Road to the rear of the property known as Parklands, and although visible from the main road when approaching from the west, is screened by existing buildings, and is not a prominent feature in its own right in the street scene. The location of the proposed extension is behind the existing dwelling, which will help to minimise its impact on the character and appearance of the open countryside. Although the extension is two-storey in height, it is positioned such that it will not have a detrimental impact on the amenities of the nearest neighbour due to overlooking or overshadowing. The extension is set in from the rear boundary of the neighbour by approximately 7 metres, with 17 metres in total between the two properties. There are no first-floor windows facing the neighbour, apart from that which serves an en suite bathroom, which will be glazed in obscure glass.

In terms of the overall size of the extension, it is considered that the proposal is acceptable in relation to the requirements of local plan policy RD10. The existing dwelling is 318 cubic metres in size. The proposed extension measures approximately 392 cubic metres in size. Policy RD10 states that applications for extensions to dwellings in the open countryside will be acceptable, provided that they are not significantly higher than the original dwelling, and do not exceed 20% of the volume of the original property plus the size of extensions allowed under current permitted development rights. The existing property, as it stands, would be allowed to have a two-storey rear extension and a side extension within the current permitted development rights, which, when added to the 20% volume over and above the existing, would be approximately 384 cubic metres. The size of the extension is therefore considered to comply with the requirements of policy RD10.

The parish council has not objected to the application, but has commented that the proposal could have an impact on the amenities of the neighbours who live at Parklands. However, no objections have been received from any neighbouring properties, and as mentioned at the beginning of this report, it is not considered that the scale, design or location of the extension would result in any direct overlooking or loss of light to neighbouring property. The application is recommended for approval.

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: 215 20-001, 215 20-101, 215 20-102, 215 21-101, 215 21-102, 215 21-001, 215 90-001 and 215 90-002.

Reason

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

3.

No first-floor windows, other than those shown on the submitted plans, shall be installed in the north-eastern elevation without the prior written approval of the local planning authority.

Reason

In the interests of the residential amenities of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

The first-floor en suite bathroom window in the north-eastern elevation shall be glazed in obscure glass before the extension hereby approved is brought into use, and thereafter retained unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of the residential amenities of neighbouring properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

6.

Any drainage feature found during excavations must be immediately reported to the Drainage Team on 01724 297522, prior to any further construction works being carried out. Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities.

Reason

To ensure the free flow of the water course and prevent flooding in accordance with policy DS16 of the North Lincolnshire local Plan.

Informative

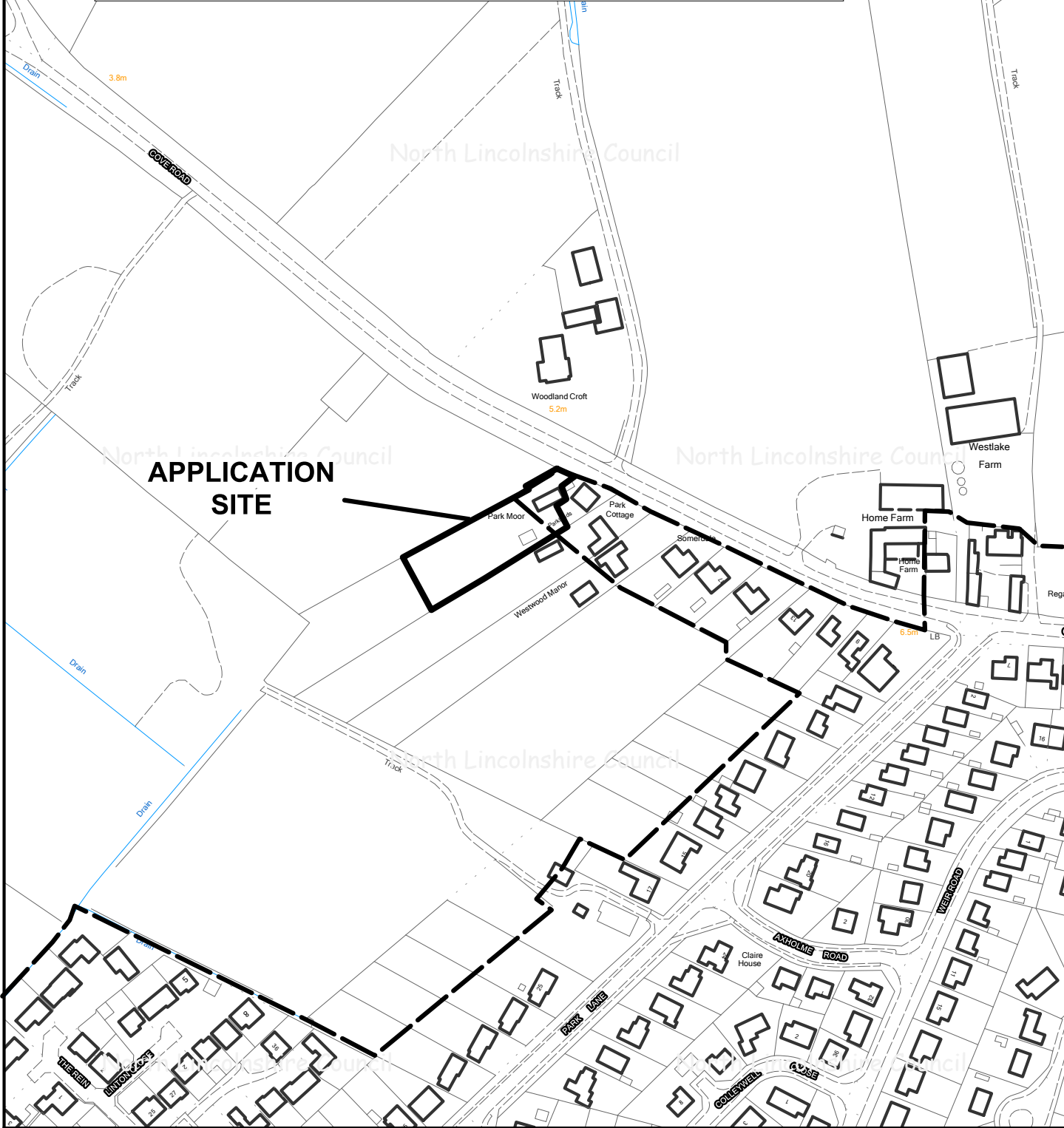
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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North Lincolnshire Council

North Lincolnshire Council

Revised Submission Draft Housing and Employment land allocations development plan document April 2014 part of North Lincolnshire Local Development Framework



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