

APPLICATION NO PA/2015/0541

APPLICANT Mr & Mrs D Bray

DEVELOPMENT Planning permission to erect a single-storey rear extension to form an orangery, erect a detached garage and convert existing garage to form additional living accommodation

LOCATION 14A Church Street, Elsham

PARISH ELSHAM

WARD Brigg and Wolds

CASE OFFICER Dave Lofts

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Elsham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 56 attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan: Policy DS1 states that a high standard of design is expected in all developments. Policy DS5 aims to ensure that the residential amenity of neighbouring properties is not adversely affected. SPG1 emphasises the importance of good design and aims to ensure that new housing extensions respect the local character.

North Lincolnshire Core Strategy: Policy CS5 states that all new development should be well designed and appropriate for its context.

CONSULTATIONS

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

PARISH COUNCIL

Elsham Parish Council objects to the application as it is considered that the proposed garage is not in keeping with the street scene or property and will change the character of the site. If the application is granted the parish council would suggest that the wooden structure is at least 2 metres away from the boundary of the road to allow for a hedge to be planted that would screen the structure.

PUBLICITY

Neighbouring properties have been notified. An objection has been received from the eastern neighbour on the following grounds:

- the proposed windows on the east elevation are at least 1200 millimetres above the current fence due in part to the fact the ground level of 14A Church Street was raised to a minimum of 300 millimetres above the natural land level when it was built
- the length of the extension is 5000 millimetres beyond the furthest point of their property and therefore extends quite a length into their garden
- the full height of the extension will be 2320 millimetres above the existing fence
- concerned about the privacy of their children when in their bedrooms
- strong concerns about the privacy of the full rear of their property and garden as the proposed extension will give full and clear views into every room at the rear of their property
- if granted, there should be no windows to the east elevation, and the roof construction should be solid tiles in keeping with the current dwelling and the rear of outbuilding at the neighbouring 14 Church Street
- would not like to see the removal, partial removal or disturbance of any existing trees or hedging – one tree in particular is of concern which borders the boundary of the two properties
- if the proposed garage is moved back as suggested by the parish council to enable a hedge at the front, this will block their lounge window; based on this, they also object to the garage on these grounds.

ASSESSMENT

A single-storey pitched-roof rear extension is proposed that will measure 4.25 metres wide by 5 metres deep. The structure will have a height of 3.5 metres and is to be constructed using red facing bricks to match the main house, and uPVC windows and doors. The roof will be constructed using translucent triple-glazed sheets secured in a uPVC proprietary design frame. At its nearest point it will be located 4 metres from the boundary with the eastern neighbour.

An existing integral garage located to the front elevation of the house is to be converted to create an extended kitchen/diner, and a replacement pitched-roof timber garage is proposed in the front (north-east) corner of the plot. The new detached garage will be sited approximately 1.5 metres from the boundary with the footpath to the front of the house and 1.5 metres from the eastern neighbouring boundary. It will measure 4.8 metres long by 3.6 metres wide and will be 2.1 metres at its highest point.

The key issues for consideration are the effect of the structures on the residential amenity of neighbouring properties in terms of their massing, possible overlooking, and also on the character of the area and on the street scene.

The ground level across the application site has been raised by approximately 0.3 metres which means that the effect of the proposal on neighbouring properties and on the character of the area will be increased due to its position on the slightly raised plot.

At its highest point it is estimated that the orangery will project approximately 1.9 metres above the boundary fence, with approximately 0.5 metres of the eastern windows being visible above the fence. The size and position of the proposed building are acceptable and if the eastern windows were to be obscure glazed then any overlooking issues would be negated; it will not affect the residential amenity of neighbouring properties to a detrimental extent.

Mature trees in the north-eastern corner of the plot will partially obscure the proposed garage and it is considered that it will not adversely affect the character of the area or street scene nor the residential amenity of neighbours due to the design of the building with its gently sloping roof and its position on the plot. Whilst a proposed garage would normally be expected to be of brick construction the timber proposal is, if anything, more in keeping with its location amongst the trees/bushes and will complement its surroundings. The position of the garage and its access are acceptable in highway safety terms, and the council's Highways team does not wish to restrict the grant of permission.

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: DB/18/2015.

Reason

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

3.

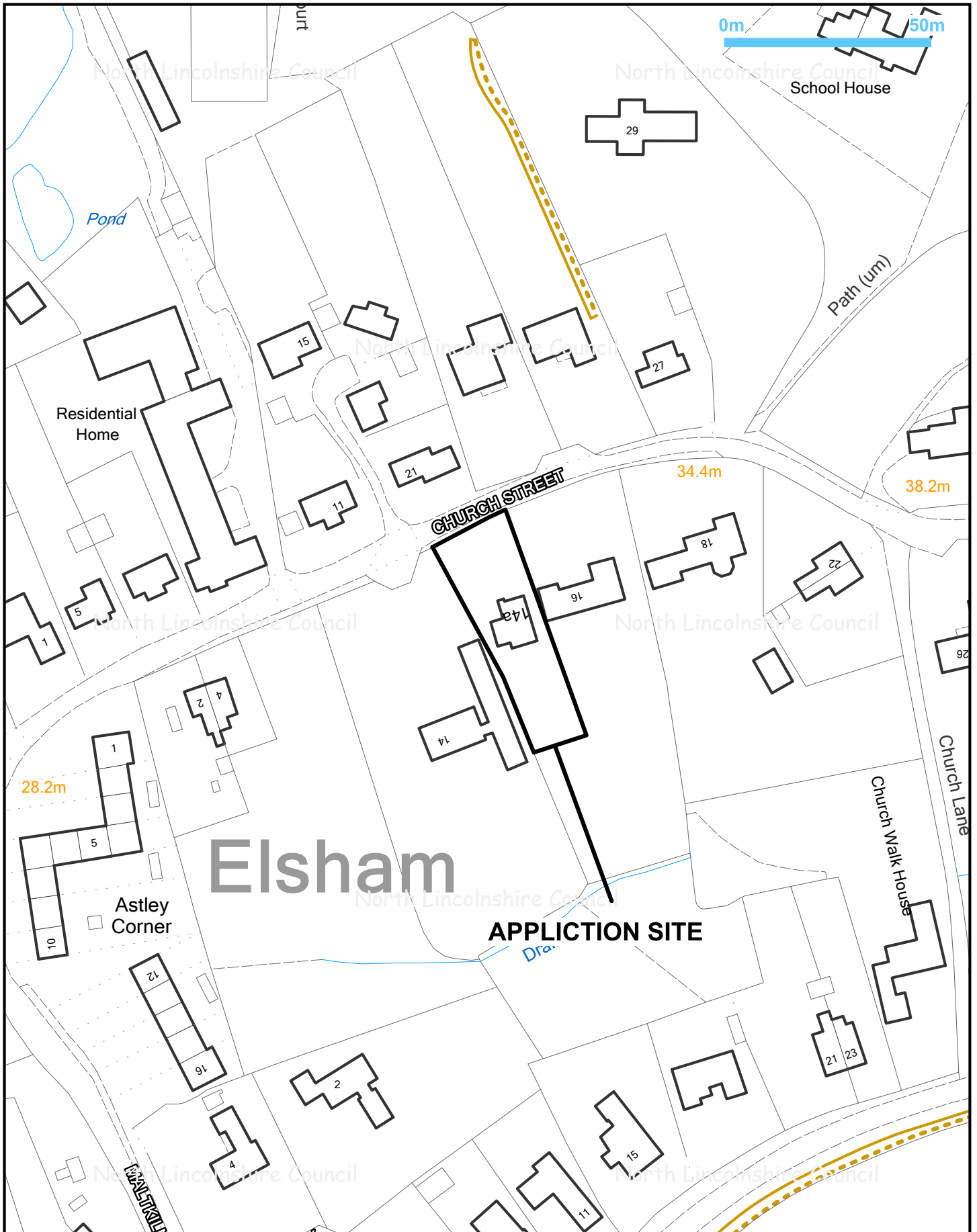
Before the orangery is first occupied, the windows in its eastern elevation shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of the adjoining property in accordance with 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.

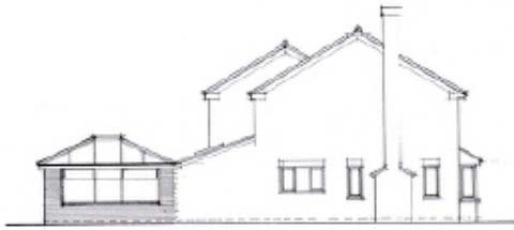


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Proposed
block plan



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation