

APPLICATION NO	PA/2015/0615
APPLICANT	Mr & Mrs E Strong
DEVELOPMENT	Planning permission to erect a two-storey side and rear extension, a single-storey side extension, a single-storey rear extension and detached single-storey garage block
LOCATION	78 High Street, Belton
PARISH	BELTON
WARD	Axholme Central
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside), RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside), LC14 (Area of Special Historic Landscape Interest), DS1 (General Requirements) and DS5 (Residential Extensions) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design in North Lincolnshire) apply.

CONSULTATIONS

Highways: Advise conditions in relation to closure of the existing vehicular access, details of the method of preventing surface water run-off from hard paved areas, minimum set back distance of 5 metres for gates, no loose material within 10 metres of the adopted highway, no boundary treatment to exceed a height of 1.05 metres within 2 metres of the highway and provision of vehicular turning and parking.

Public Rights of Way: No objections.

Environmental Health: Recommend a condition relating to hours of operation for site clearance works.

PARISH COUNCIL

Object on the grounds that the proposed development is outside the settlement boundary for Belton.

PUBLICITY

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

- the garage and swimming pool extension are located outside the settlement boundary
- a previous application for a dwelling on land to the south had to ensure that it was positioned within the settlement boundary
- the end-use of the garage is questioned
- the garage should be re-positioned closer to the swimming pool extension.

ASSESSMENT

The application site is a large, detached dwelling set back from the public highway (High Street) by approximately 22.5 metres. The dwelling is constructed from a red brick and slate roof tile and is dominated by a double-height bay window to the front. There are two existing vehicular access points located to the south-east and north-east of the dwelling respectively. To the rear of the dwelling is a large area of private amenity space which contains a disused open garage building constructed from corrugated sheeting. The rearmost boundary (to the west of the dwelling) is densely vegetated with a 3 metre high hedge and mature trees.

The main issues in the determination of this planning application are the principle of development, impact upon the character and appearance of the street scene and impact on residential amenity.

Principle

The proposal is for a number of extensions: a two-storey side and rear extension, a single-storey side extension and a flat-roof swimming pool extension to the rear. The settlement boundary for Belton runs north to south within 4 metres of the rear elevation of the existing dwelling, therefore any proposed development beyond this defined boundary would strictly be taking place within the open countryside. The majority of the extensions (the two-storey side and rear extension and the single-storey side extension) would be sited within the settlement boundary, therefore they will not be assessed in line with policies RD2 and RD10 of the North Lincolnshire Local Plan. The impact of these extensions upon the character and appearance of the dwelling will be assessed in the subsequent section of this report. It is the proposed swimming pool extension and detached garage which require assessing in terms of the principle of development, in line with policies RD2 and RD10 of the North Lincolnshire Local Plan.

Policy RD2 applies and states that development in the open countryside will be strictly controlled and planning permission will only be granted for development which is for the replacement, alteration or extension of an existing dwelling provided that the development would not be detrimental to the character or appearance of the open countryside, to residential amenity or highway safety. The proposed extension, in addition to the other extensions would result in a large dwelling. The proposed swimming pool extension (discounting the section which is located inside the settlement boundary) would add approximately 33% additional volume – significantly more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. The intention of this policy and the volume restriction set out within it is to protect the character of the open countryside.

In this case the proposed extension would be located on land which forms part of the rear garden to the applicants' property. Furthermore the extension would be physically attached to the property and would be screened behind the house. In addition the proposed swimming pool extension would be screened behind the single-storey and two-storey extensions proposed to the side of the dwelling. Neighbouring dwellings on the western side of High Street vary in terms of size and design; however they predominantly consist of large detached dwellings set back from the edge of the highway footpath. The proposed extension would therefore not result in an enlarged dwelling out of keeping with the scale of neighbouring properties, nor would it be incongruous within the street scene. Furthermore, due to the position of the dwelling within the main built framework of the settlement, together with its set back position, its low height (flat roof) and large rear garden with substantial planting along the western boundary the impact of this extension on the open countryside would be minimised. For these reasons it is considered that the proposed swimming pool extension, whilst large in scale, would have no significant impact on the character or appearance of the open countryside.

In a similar vein, the proposed detached garage block, consisting of a four-bay garage with attached store, would be located on land defined as open countryside. Again this is land which forms part of the rear garden to the residential property. The garage block, whilst larger and higher in its ridge height than the existing outbuilding, would be located 5.5 metres further to the north of the existing garage; this is considered to be in reasonable proximity to the garage it would replace. The garage would be positioned a similar distance from the rear elevation of the property as the existing garage; there is no requirement to reposition it closer to the dwelling or to the swimming pool block. Given that the proposed garage block would respect the position of the garage it would replace, and the fact that it would be located within the domestic curtilage of this residential property, it is considered that this part of the proposals would have no significant impact on the character or appearance of the open countryside. Given the position of the proposed garage block outside the settlement boundary, together with its scale, it is considered prudent to recommend a condition which prevents the garage from being occupied as a separate unit of residential accommodation or being used for business purposes.

The rear garden is positioned on land designated as part of the Isle of Axholme Area of Special Historic Landscape; policy LC14 of the North Lincolnshire Local Plan therefore applies. The fact that the proposed swimming pool extension and detached garage block would be located within the rear garden of a domestic property, which is substantially screened along its western elevation, it is considered that these elements of the proposal would not destroy, damage or adversely affect the character, appearance or setting of the landscape, or any of its features.

Street scene

The proposal is for a two-storey and single-storey extension to the side of this large, detached dwelling. The existing house is set in from the side boundaries (to the north and south) thereby allowing sufficient residual space in which extensions to the side could be reasonably accommodated. The most visually prominent of the proposed extensions is the two-storey side extension, which would have the same ridge height as the existing house and would be constructed from materials to match the appearance of the existing property. Whilst it is acknowledged that this extension would be the same height as the existing house, the fact remains that the width of this extension would be considerably less than half the width of the original dwelling, thereby resulting in a subservient addition to the side of the house.

The proposed extensions to the side of the dwelling would result in a balanced and symmetrical appearance to the principal elevation, particularly as they would match the scale and height of the northern end of the front elevation. In addition, details such as the bay window at ground-floor level, upper-floor windows in vertical alignment with ground-floor openings and the hip roof (the single-storey element) running perpendicular to the main gable add visual interest. The remaining extensions (two-storey rear extension and swimming pool extension) would be screened to the rear of the dwelling and would not be visible from the public highway. The inclusion of the flat-roof design for the proposed swimming pool extension is not considered ideal in visual terms, however it isn't considered significant enough to sustain refusal of planning permission in this case.

Residential amenity

The proposed extensions to the side of the property would be located 12 metres to the north-west of the neighbouring property (no. 80). This separation distance is considered sufficient to negate any potential for overshadowing towards the neighbouring property. There is sufficient residual space within the space to accommodate off-street parking for a number of vehicles and to serve as private amenity space. The swimming pool extension would be 3 metres high and run adjacent to the party boundary with 80 High Street. Given the height of this extension, it is considered that this part of the proposals would not result in loss of residential amenity through overshadowing or having an overbearing impact.

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: ES/15/01, ES/15/02, ES/15/02A, ES/15/05, ES/15/03, ES/15/04, ES/15/06 and ES/15/07.

Reason

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

3.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

The extensions hereby permitted shall not be occupied until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and agreed in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

The extensions shall not be occupied until the vehicular access to it and the vehicular parking and turning space(s) serving it have been completed and once provided, the vehicle parking and turning spaces shall be retained.

8.

The proposed wall, including any foundations, shall not be constructed within the limits of the adopted highway.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

9.

The proposed detached garage hereby approved shall not be used other than for residential purposes and for purposes incidental to that residential use, and for the avoidance of doubt shall not be used for the purposes of any trade, business or profession, or let or sold as a separate unit of residential accommodation, without a specific grant of permission in that behalf.

Reason

To define the terms of the permission and to prevent the establishment of a separate unit of accommodation or business in an area where development is strictly controlled, in accordance with policies RD2 of the North Lincolnshire Local Plan and CS3 of the North Lincolnshire Core Strategy.

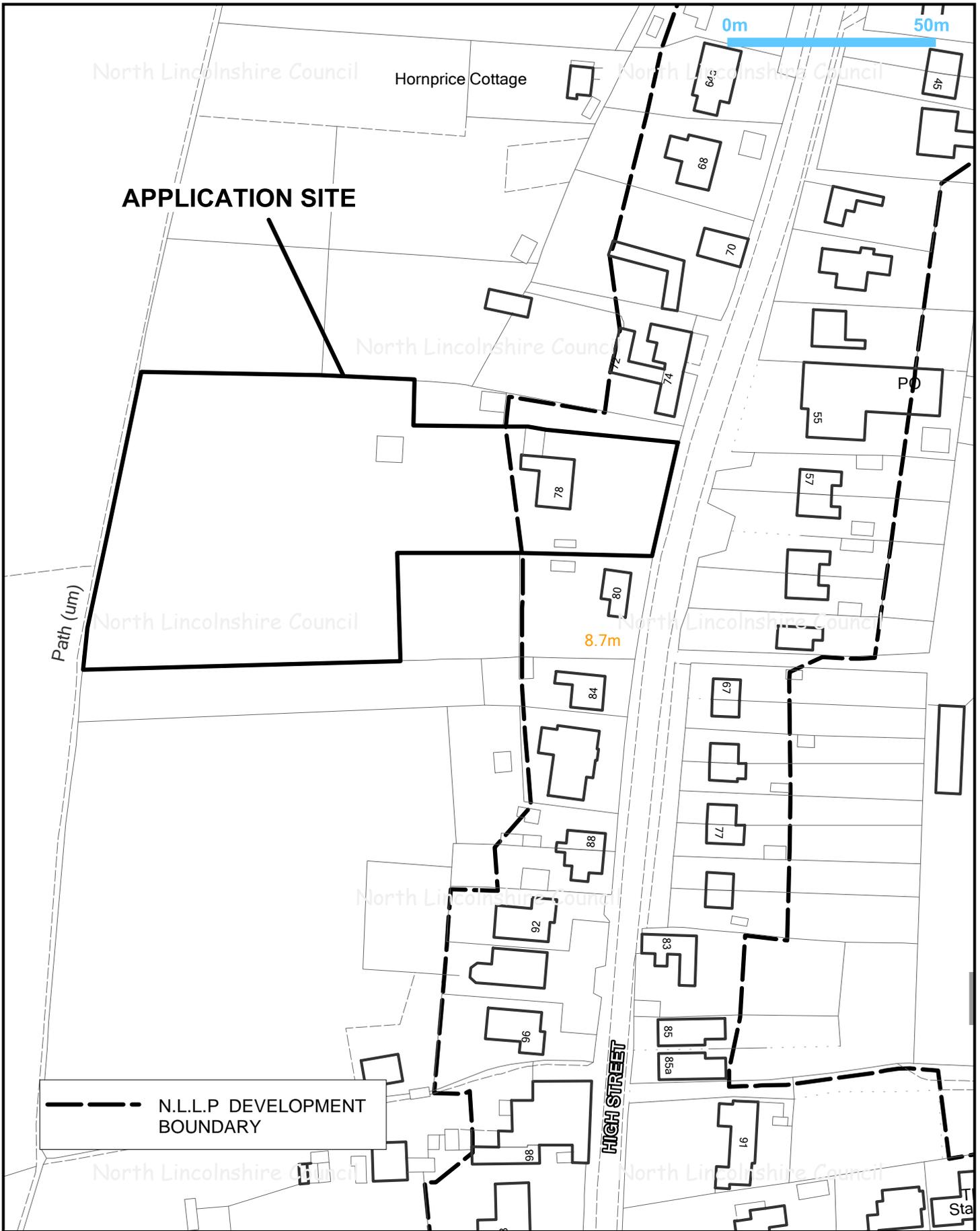
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

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.



Title: PA/2015/0615

Drawn by: Sue Barden

Date: 15/07/2015

Scale : 1:1250



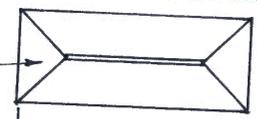
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Director of Places
Peter Williams
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Path (um)

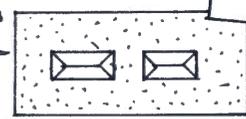
New garage block



Turning Area.

Rear Grassed Area

Swimming Pool Block



New driveway

front turning area

Garden

Ex Hedging

8.7m

72

74

80

84