

**APPLICATION NO** PA/2015/0682  
**APPLICANT** Mr Andrew Arnold  
**DEVELOPMENT** Planning permission to retain a front extension  
**LOCATION** 63 St Barnabas Road, Barnetby le Wold, DN38 6JE  
**PARISH** Barnetby le Wold  
**WARD** Brigg and Wolds  
**CASE OFFICER** Joanna Heweth

**SUMMARY** **Grant permission subject to conditions**  
**RECOMMENDATION**

**REASONS FOR** Objection by Barnetby Parish Council  
**REFERENCE TO**  
**COMMITTEE**

## **POLICIES**

**National Planning Policy Framework:** Requires decision-makers to support sustainable development and high quality design.

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

Policy DS5 (Residential Extensions)

**North Lincolnshire Core Strategy:** Policy CS2 (Delivering Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

## **CONSULTATIONS**

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

## **PARISH COUNCIL**

Objects on following grounds:

1. light restriction should be checked against NLC design plans
2. the development is not in keeping with the surrounding area
3. concern that drainage is not adequate.

## **PUBLICITY**

Neighbouring occupiers have been notified and one letter has been received raising the following objections:

- The property is one of fourteen similarly designed semi-detached properties on St Barnabas Road. None of these properties have extensions other than a porch to the front elevation. The existing extension is not in keeping with the surrounding properties and is detrimental to the view of the street.
- The extension is built too close to the boundary and the foundations, fascia and gutter may encroach onto the neighbour's property.
- The work has not been carried out correctly in relation to Building Regulations.

## ASSESSMENT

The application site relates to a two-storey semi-detached property finished in red brick with natural slate. The property lies centrally within a row of seven pairs of semi-detached properties of a similar size and design with differences to material and roof designs. The pairs are not positioned in a straight row with numbers 51-57 and 69-77 positioned forward of numbers 57-67.

The application seeks planning permission for the erection of a single-storey extension to the front of the dwelling. The development has already been carried out. The original house has a projecting sitting room with the main entrance and hall set back by 1.8 metres. The extension projects 3.59 metres in total, including 1.75 metres beyond the forwardmost part of the original dwelling fronting the highway. The plans show that the extension is for a shower room and lobby. The only entrance into the property is now from the rear door.

The extension has a pitched roof with a front gable end facing the highway. There is a window to the shower room on the front elevation but the side elevations are blank. The extension has red brick with interlocking concrete tiles.

The applicant has also commenced building a garage beyond the extension together with a wall and high piers along the front boundary of the property. These elements do not form part of the application and are the subject of investigations by the council's Enforcement Officer.

A previous application (PA/2013/1625), for the retention of the front extension and erection of a domestic garage, together with walls and pillars to the front elevation, was refused in June 2014. The report states, however, *'in terms of scale and design the front extension is relatively modest in size and is in keeping and complimentary with the parent house and the immediate area in which it is located. Overall it is considered that the front extension would not have a detrimental impact on the character and appearance of the area or an adverse impact on the residential amenities of the neighbouring properties'*.

An earlier application in 2004 (PA/2004/0587), for a rear extension and a front extension, was approved. The front extension was shown on the same footprint as the current proposal but projected 2.46 metres in total compared to 3.59 metres on the current application.

Barnetby Parish Council has objected to the application on grounds of light restriction to neighbouring properties, inadequate drainage and because the extension is not in keeping with the surrounding area.

The neighbouring occupier in the adjoining semi has also objected to the application on similar grounds.

In terms of the size and design of the extension, it is considered that, whilst it is clearly visible within the street scene, it is set back from the front boundary by 7.1 metres and extends only 1.75 metres beyond the main front elevation of the dwelling. It is considered that, although the front extension is the only one on this section of Barnabas Road (apart from porches), the addition does not unduly affect the appearance of the street scene or the character of the area such as to warrant a refusal. In relation to light restriction to neighbouring occupiers, it is considered that as the dwelling at number 65 has an obscured window only on the front elevation next to the extension there would be no significant impact in relation to loss of outlook and as the property is on the south-west side of the application site it is considered that there would be no significant loss of sunlight or daylight. If the application is approved, it is considered appropriate to attach a condition to remove permitted development rights relating to the insertion of windows on the side elevation of the extension facing number 65. This is to protect the privacy of the neighbouring occupier.

The objector also raises a concern regarding the drainage of the extension and it is considered appropriate to attach a condition requiring a drainage scheme to be submitted to and approved in writing by the local planning authority within one month of any approval.

The neighbouring occupier has highlighted a number of concerns in terms of the quality of the work and questions whether the foundations, fascias or guttering encroach on the neighbouring occupier. These matters are being investigated and members will be updated at the meeting.

It is considered that the proposed development is acceptable.

**RECOMMENDATION Grant permission subject to the following conditions:**

1.

The development hereby approved shall be carried out strictly in accordance with the following plans: General Arrangement – Elevations and Site Location Drawing GA(--)-001.

Reason

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

2.

Notwithstanding the permitted development rights within the Town and Country Planning (General Permitted Development) (England) Order 2015, no windows shall be inserted into the south-western elevation of the extension without an application being submitted to and approved by the local planning authority before any such window is installed.

Reason

To protect the privacy of the adjoining occupier in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan.

3.

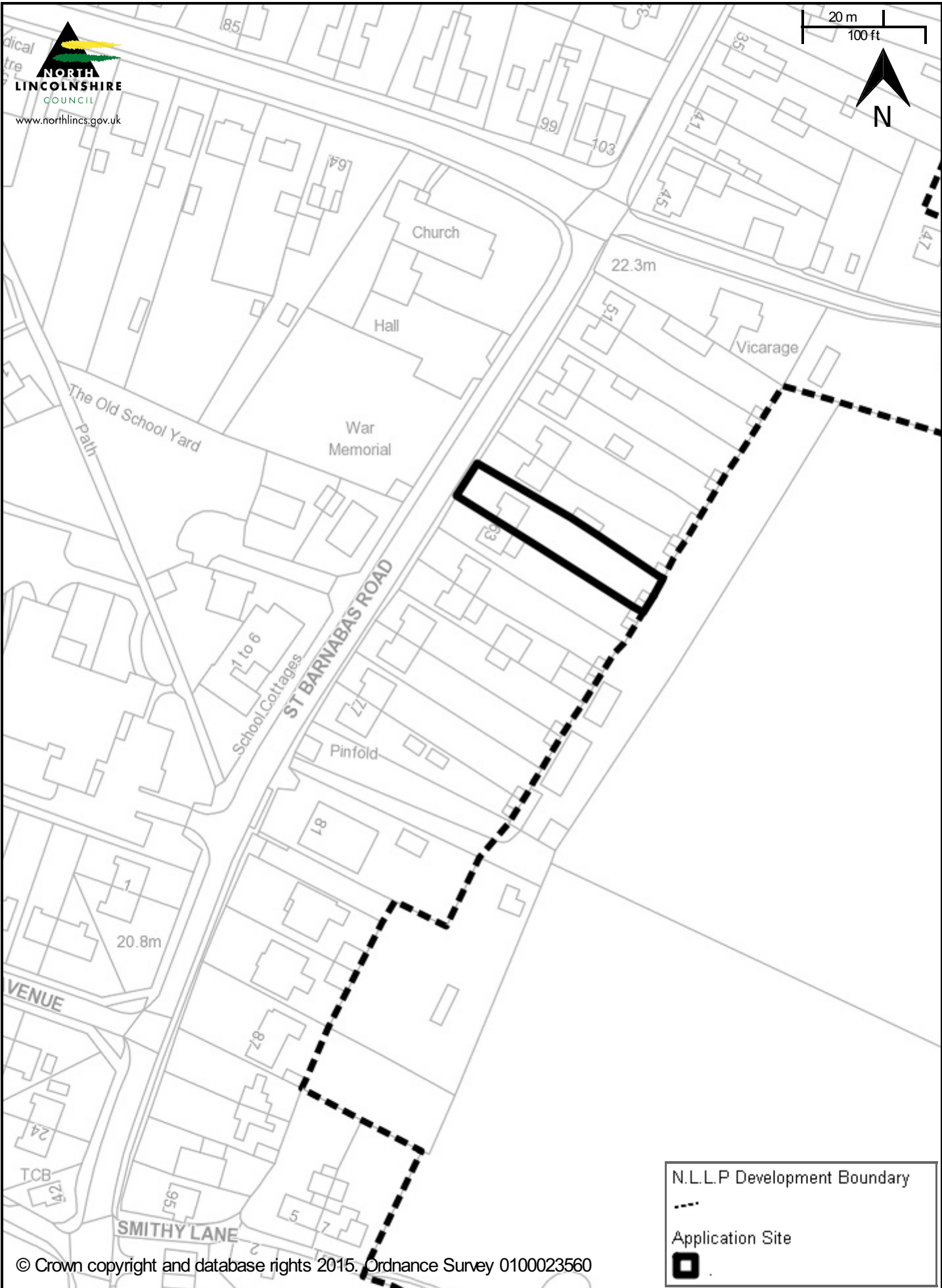
Within one month of the date of this decision, a scheme shall be submitted to and approved in writing by the local planning authority to show the foul and surface water drainage for the extension hereby approved.

Reason

To ensure satisfactory drainage for the development and to protect the amenities of the adjoining occupier in accordance with policy DS14 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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N.L.L.P Development Boundary  
 Application Site

PA/2015/0682

Scale @A4 1:1250

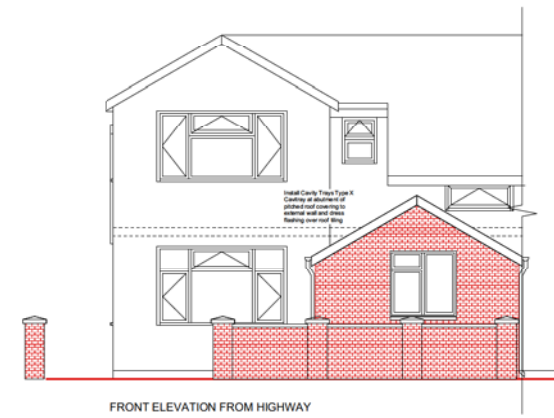
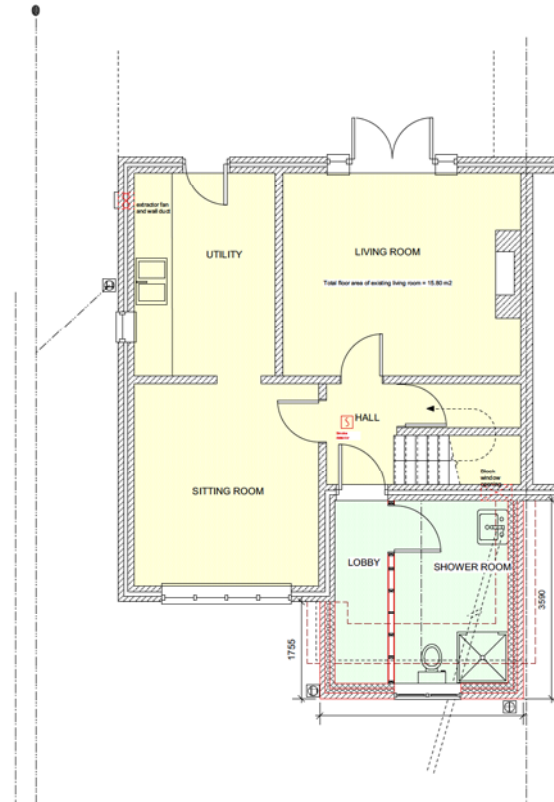
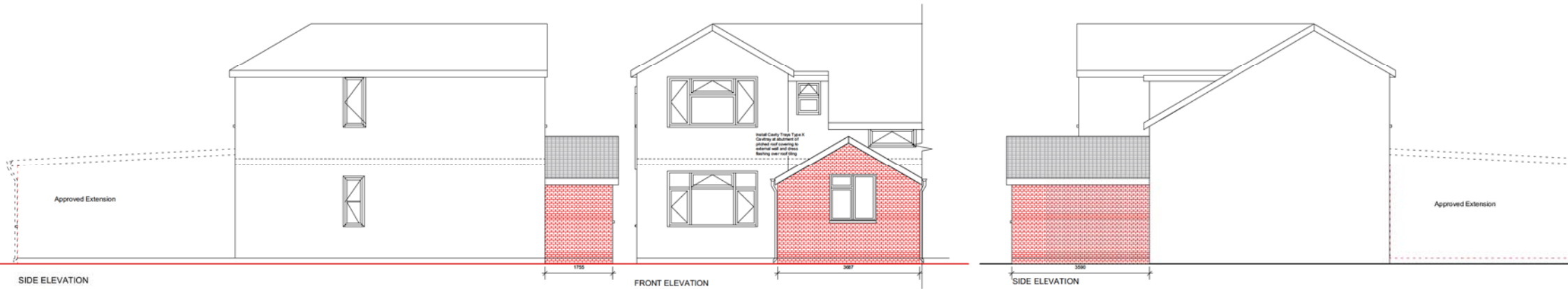
Printed on: 17/5/2016 at 10:34 AM

Drawing No:

Version:

Drawn by: S Bootland

PA/2015/0682 Proposed Elevations - Not to scale



PA/2015/0682 Proposed block plan

Not to scale

St. Barnabos Road

Drive

7197

REVISED

