

APPLICATION NO PA/2015/0737

APPLICANT Mr Slingsby

DEVELOPMENT Planning permission for a roof loft conversion for additional living accommodation

LOCATION Orchard House, 16 Cross Tree Road, Messingham

PARISH MESSINGHAM

WARD Ridge

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

POLICIES

National Planning Policy Framework: 7 : Requiring a Good Design: paragraphs 56, 60 and 61.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) provides general design guidance for all new development. Policy DS5 (Residential Extensions) provides specific guidance in relation to residential extensions. SPG1 (Design Guidance for House Extensions) provides specific design guidance in relation to residential extensions.

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire) lists the criteria which new development must comply with.

CONSULTATIONS

Highways: No objection.

PARISH COUNCIL

No objections.

PUBLICITY

Adjoining properties have been notified. No responses have been received.

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

The site is a detached cottage-style dwelling located within the development boundary of Messingham. The site is flanked by residential development on all sides. The proposal is for

a roof lift and loft conversion to the dwelling to provide additional living accommodation in the form of two bedrooms and a shower room. The proposed extension will be located on the existing two-storey rear extension. The proposal will increase the height of the eaves to 5.8 metres (from 4.4 metres) and increase the ridge height to 7.8 metres (from 5.7 metres). The loft conversion has been designed with a half-hipped gable on the front elevation and a hipped roof on the rear elevation. The dwelling as extended would be a six-bedroomed property.

There has been two refusals (PA/2014/1323 and PA/2015/0391) for very similar applications on the site. Both applications have been refused on the grounds that the proposed extension, in terms of scale and massing, would be an overly dominant structure and would not be sympathetic to the character and appearance of the street scene.

The main issues associated with the proposal are its impact on the character and appearance of the existing dwelling and the street scene, and on adjoining dwellings.

The existing dwelling was a former modest cottage and has had a large two-storey rear addition added. The building is located on a slight bend and, due to Cross Tree Road sloping upwards towards the High Street, the site is quite prominent in the street scene with the two-storey rear addition clearly visible.

SPG1 discusses how residential extensions should not dominate the original building in terms of scale, materials or situation. This guidance is reiterated within policy DS5 of the North Lincolnshire Local Plan which states that proposals for residential extensions should be sympathetic in design, scale and materials to the existing dwelling and its neighbours. In addition, the National Planning Policy Framework advises in paragraph 56 that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to the character and appearance of the street scene and the existing dwelling.

In this case, the proposed roof-lift extension will result in the dwelling becoming extremely prominent in the street scene. Due to the design of the roof-lift it does appear out of character with the existing dwelling which was originally a modest cottage-type dwelling. The front elevation of the building will be radically altered due to the new roof. The new roof also incorporates new features such as a half-hip roof, hipped roof and large rooflights which create a 'jarring' appearance on the building when viewed in context with the existing simple design and symmetry of the building as a whole. The proposal is therefore contrary to policies CS5 of the Core Strategy, DS1, DS5 and SPG1 of the North Lincolnshire Local Plan and paragraph 56 of the National Planning Policy Framework.

In terms of impact on neighbours, the proposal will be visible from neighbouring properties. However, due to the distance the proposal is from adjoining dwellings, no demonstrable loss of amenity will be caused to these dwellings.

RECOMMENDATION Refuse permission for the following reason:

The proposed dwelling, by virtue of its design, scale and massing, would result in an overly dominant and prominent structure which would be out of character with the existing dwelling, and would have an adverse impact on the amenity of the locality. The proposal is therefore contrary to policy CS5 of the North Lincolnshire Core Strategy, policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan and paragraph 56 of the National Planning Policy Framework.

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.



Title: PA/2015/0737

Drawn by: Sue Barden

Date: 18/08/2015

Scale 1:1250



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Director of Places
Peter Williams
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PA/2015/0737 Proposed Block Plan - Not to scale

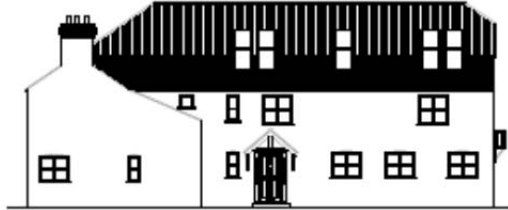


PA/2015/0737 Existing and Proposed Elevations - Not to scale

PROPOSED ELEVATIONS



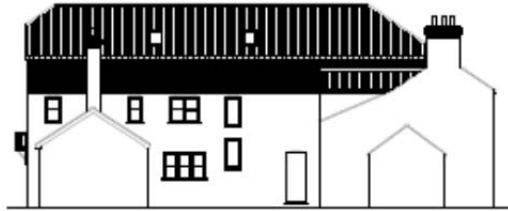
Proposed Front Elevation (1:100)



Proposed Side Elevation (1:100)



Proposed Rear Elevation (1:100)



Proposed Side Elevation (1:100)

Roofed gable walls to suit treatment
plan in early construction. 100mm
concrete base. 100mm walls.
100mm Thimble. 100mm
100mm gable to 100mm
100mm & 100mm walls
of 100mm. 100mm
100mm placement to 100mm.

EXISTING ELEVATIONS



Existing Front Elevation (1:100)



Existing Side Elevation (1:100)



Existing Rear Elevation (1:100)



Existing Side Elevation (1:100)