

APPLICATION NO PA/2015/0760

APPLICANT Mr S Sturman

DEVELOPMENT Planning permission to erect extension to rear and side of existing garage

LOCATION 20 Richmond Drive, Bottesford

PARISH BOTTESFORD

WARD Bottesford

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

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 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 but are concerned that the pitched roof would not be in keeping with the surrounding area.

PUBLICITY

Neighbouring properties have been notified. Two letters of objection have been received raising the following issues:

- extension will be on boundary well past the objector's dwelling
- will create a hiding space for intruders

- access for construction will not be allowed from objector's property
- loss of outlook to first-floor window
- loss of light to garden and rear ground-floor room
- other extensions in vicinity have a flat roof
- debris or snow will fall onto objector's property
- over-development
- land drainage.

ASSESSMENT

The site is a detached dwelling located within the Scunthorpe and Bottesford Urban Area. The site is a corner plot and is surrounded by residential properties to the south and west. To the east and north is an open space area. The dwelling has been extended previously to the side and rear and located in the rear garden is a detached garage and gym.

The proposal is to link the existing garage and gym (outbuilding) to the main dwellinghouse and then extend the extension northwards into the rear garden. This will create a store, utility, lobby, bedroom and gymnasium/office. This extension will then have a pitched roof over it. A previous application (PA/2015/0165) was withdrawn as it was considered that this scheme adversely affected the objector. The applicant has now redesigned the scheme to lower the height of the proposed extension.

The main issues associated with this proposal are the impact the proposal has on the amenity of the locality and the amenity of neighbours.

In terms of the impact on the amenity of the locality, the proposal is set down and back from the road. Only the store door and hipped roof will be visible in the street scene. As a result no loss of amenity to the locality will be caused by this proposal. This aspect of the proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

In terms of impact on neighbours, only the objector (18 Richmond Drive) is affected by this proposal. The properties on this part of Richmond Drive are detached two-storey dwellings that have been built on a slightly staggered form of development. The existing garage and gym will be utilised to form the extension proposed. The extension will be located along the majority of the boundary between the two dwellings and will have a maximum depth of 13 metres, a maximum width of 5.9 metres and a maximum height of 4 metres. The current situation on site is the outbuilding being 10.3 metres deep, 3.5 metres wide (maximum) and 2.5 metres high (maximum).

The objector's property is a two-storey dwelling with a rear extension. There are no windows located in the side elevation of this dwelling. The extension does breach the council's 45 degree rule set out in SPG1, but the existing detached outbuilding already breaches the 45 degree rule. In terms of the 45 degree rule, the situation for the objector will remain the same as it is now. The extension is single-storey and therefore no loss of light will be caused to the objector's first-floor window, although it is accepted that the extension will be more visible from this first-floor window than the existing situation on site; no demonstrable loss of outlook will be caused to this window.

The extension will extend the existing outbuilding to the west to link it to the main dwelling and then extend northwards into the rear garden. From the objector's property the link to the main dwelling will have a minimal impact as the extension will run parallel with the objector's flank wall which has no windows sited in it. The extension will also be projected northwards into the applicant's rear garden. The only material difference to the objector is the pitched roof and an additional two or three courses of brickwork. This roof has been designed with a shallow pitch and has a hipped end on the front elevation of the extension and a gable end on the rear elevation. The extension will be 1.5 metres higher than the existing situation on site and due to the staggered position of the dwellings on the site only 7.8 metres depth of the extension will be visible to the objector (the same depth as the existing situation on site). Therefore the main issue is whether the increase in height of the extension affects the amenity of the neighbour's ground-floor window and garden such that a refusal can be justified. In this case, the roof has been designed with a shallow pitch to reduce the impact on the neighbour. The roof slopes away from the objector's property allowing light to pass over the extension. It is therefore considered, on balance, that any loss of light to the objector's window and garden will be minimal when balanced against the existing situation on site. The proposal accords with policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The other issues raised by the objector, such as not allowing access during construction, and snow and debris falling onto the objector's property, are private matters for the applicant to resolve. The issue of potential hiding places for intruders is noted but it is not material to this application. The onus is on the applicant and objector to ensure security of their own properties. In terms of drainage issues, these will be dealt with under the Building Regulations procedure.

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: 857.07, 857.02 and 857.08.

Reason

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

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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