

APPLICATION NO	PA/2015/0848
APPLICANT	Mr & Mrs S Burnett
DEVELOPMENT	Planning permission to increase the roof height to incorporate habitable accommodation at first-floor level, replace flat roof over conservatory with pitched roof and construct double garage
LOCATION	Le Wold, Horkstow Road, South Ferriby
PARISH	SOUTH FERRIBY
WARD	Brigg & Wolds
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy RD10, as the extension adds more than 20% volume to the dwelling

POLICIES

National Planning Policy Framework: Paragraphs 56 and 64 support good design.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside)

North Lincolnshire Core Strategy: Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No response received.

PUBLICITY

Neighbouring properties have been notified by letter and a site notice posted. No letters of objection or comment have been received from local residents.

ASSESSMENT

The application site is a detached single-storey bungalow on Horkstow Road, outside of the defined development boundary for South Ferriby. The dwelling is constructed of buff bricks with brown roof tiles and faces the highway, with a flat-roofed garage attached to its southern side. The applicants' property stands on the northern end of a row of three detached dwellings, which comprises single-storey bungalows on the northern and southern ends and a two-storey house in the middle. These three dwellings are individual properties, which vary in design, scale and use of materials. There is a row of two-storey semi-detached dwellings (six pairs) on the opposite side of Horkstow Road a short distance to the south. This application seeks planning permission to significantly extend the property via the addition of a first floor, to add a pitched roof above the existing conservatory to the rear and to replace the existing flat-roofed single garage with a pitched roof double garage linked to the dwelling by a small canopy.

The dwelling in question was originally consented as an agricultural worker's dwelling in the 1970s. However planning permission was granted in 2014 (PA/2014/0647) for the removal of the agricultural occupancy condition. Therefore the property is now a standard market dwelling.

The main issue to consider in the determination of this application is whether the scale and appearance of the proposed extensions would be harmful to the character or appearance of the open countryside or to the amenity of neighbouring properties.

The application site is located outside the defined development boundary for South Ferriby and as such is considered to be in the open countryside for planning purposes. However this property is not located in an isolated position within the countryside and is in fact situated within a row of three properties, with further dwellings in the immediate vicinity. Furthermore, the application site is not covered by any special landscape designation. Therefore it is considered that, despite it being located outside the defined development boundary, the application site and its immediate environment is not a particularly sensitive location within the open countryside.

The proposed extensions result in a two-storey dwelling and add much more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. The intention of this policy and the aforementioned volume restriction is to protect the character of the open countryside. However, the dwelling is sited immediately adjacent to neighbouring dwellings, which vary in design and scale. The neighbouring dwelling to the south is a two-storey detached dwelling of a similar size to that proposed and there are other two-storey properties close to the site. Therefore the proposed extensions will not result in a dwelling that is out of keeping with its surroundings, nor will it be an incongruous feature within the street scene. Furthermore, the existing bungalow itself is of little architectural or aesthetic merit and has a neutral impact on the appearance of the area at present. By replacing the existing flat roof and incorporating areas of render in the external walls the proposed works have the potential to improve the appearance of the property. For these reasons it is considered that, despite being large in scale, the proposed extensions will not be harmful to the character or appearance of the open countryside.

The neighbouring property to the south is distanced from the applicant property by its attached flat-roofed garage and detached pitched-roof garage and has only one small, non-habitable room window in its northern elevation. Furthermore, the main body of the applicant dwelling is towards the northern side of the plot, with the single-storey garage

towards the southern end. Therefore, the proposed increase in roof height will not result in unacceptable loss of light to or overshadowing of this neighbouring dwelling. There was initially a bedroom window proposed at first-floor level in the south-facing elevation; however, following concerns raised with regard to overlooking, the applicant has submitted an amended plan removing this window. There are now no first-floor windows overlooking neighbouring properties. On this basis the proposed extensions will not result in unacceptable loss of amenity to neighbouring properties.

In conclusion, the proposed extensions will have no unacceptable impact on the character or appearance of the open countryside, or upon residential amenity and as such should be supported.

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.

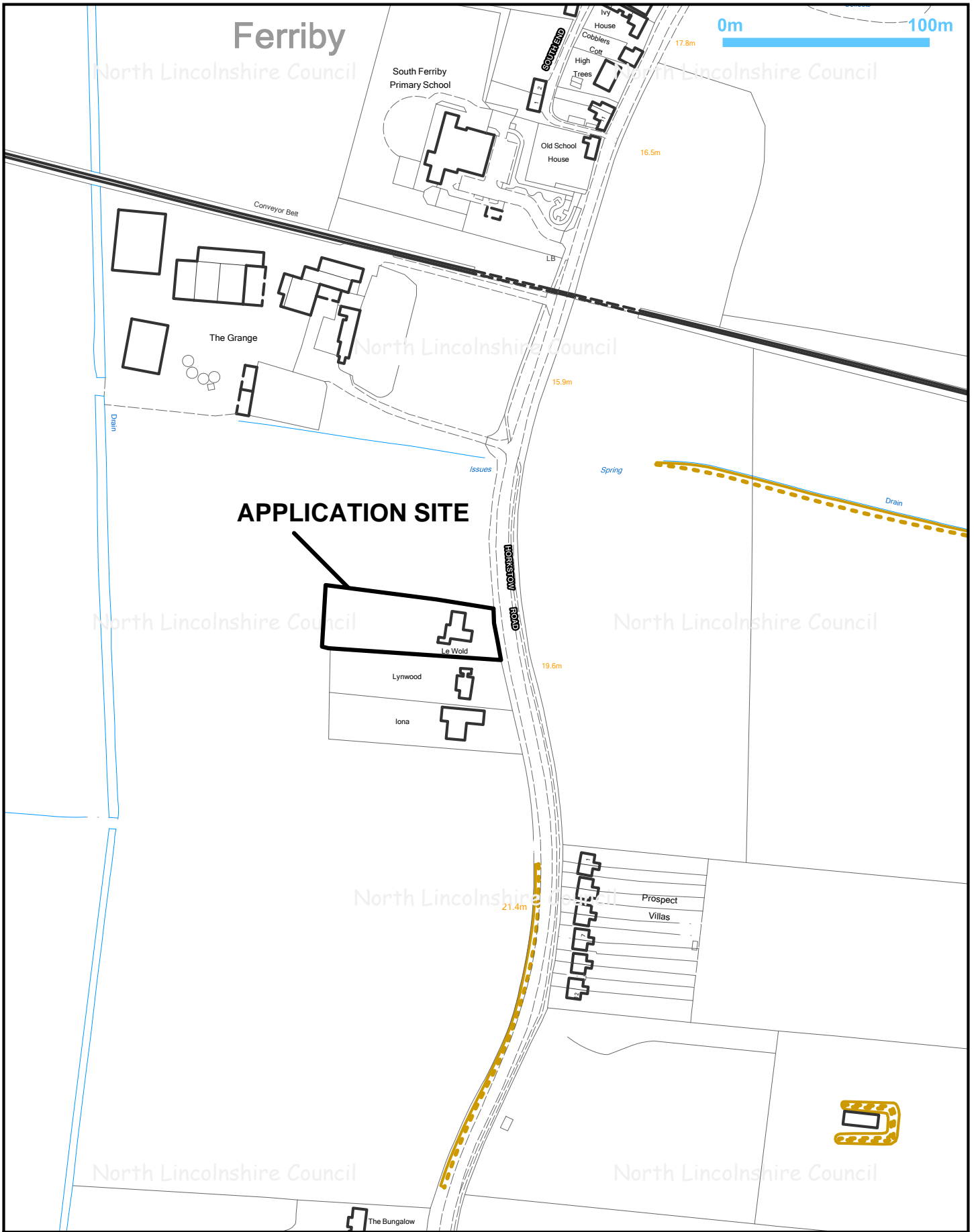
2.
The development hereby permitted shall be carried out in accordance with the following approved plans: A001 and A002.

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.



Title: PA/2015/0848

Drawn by: Sue Barden

Date: 18/08/2015

Scale 1:2500

© Crown copyright and database rights 2015
Ordnance Survey 0100023560

NORTH LINCOLNSHIRE COUNCIL
www.northlincs.gov.uk

Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/0848 Existing and Proposed Front elevations Not to scale



Existing elevation



Proposed elevation