

APPLICATION NO PA/2015/1082

APPLICANT Mr T Watson

DEVELOPMENT Planning permission to construct pitched roof over existing flat roof of bungalow and erect an extension to dwelling to include an attached garage

LOCATION 21 East Lound Road, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Chris Neal

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from planning policy

POLICIES

National Planning Policy Framework: 6 (Choice of High Quality Homes); 7 (Requiring Good Design)

North Lincolnshire Local Plan: H8 (Housing Design and Housing Mix); DS1 (General Requirements); RD10 (Extensions to Dwellings in the Open Countryside)

North Lincolnshire Core Strategy: CS1 (Spatial Strategy For North Lincolnshire); CS2 (Delivering More Sustainable Development); CS3 (Development Limits); CS5 (Delivering Quality Design In North Lincolnshire)

CONSULTATIONS

Highways: Do not wish to restrict permission.

Archaeology: No comments.

PARISH COUNCIL

No comments or objections.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

This application is for a large extension to an existing dwelling outside the development limit for Haxey although it is adjacent to the boundary. Confirmation of the property's lawful use

as a dwelling was obtained in 2013, therefore it does have normal permitted development rights for some extensions, alterations and outbuildings. The proposed works, however, exceed these, consisting of the creation of a pitched roof from the existing flat roof, a large extension and an attached garage. The works will more than double the footprint of the existing building, which means that planning permission is required.

The main issue is the location of the site outside, but bordering, the development limit and whether the benefits of improving the dwelling outweigh any perceived harm to the open countryside.

Design wise the proposals are a considerable improvement over the existing dwelling. The size and scale are considered to be in keeping with the surrounding area and do not detract from the amenity of neighbouring properties. The alterations would also greatly improve the amenity of the occupiers.

The only issue is that the dwelling is within the open countryside and as such policy RD10 of the North Lincolnshire Local Plan applies which stipulates that extensions to dwellings in such locations should not extend the property by more than 20%, excluding permitted development, and that the original dwelling should remain the dominant feature of the property as extended. In this case the extensions are in excess of 100% but they will result in the poor quality design of the original dwelling being replaced almost entirely with new, more attractive, dominant features. So, whilst it goes against policy in one sense, in these individual circumstances it is felt that compliance with design policies in the local plan (DS1) and Core Strategy (CS5) outweighs the impact of going against policy RD10. It is not considered to have a detrimental effect on the character of the open countryside.

Bordering the development limit, with its lawful established use, it is a far more appropriate design than existing. Furthermore, increasing the size and usability of an edge-of-settlement dwelling could be considered more sustainable than meeting the demand for housing through new development, which would be in line with the overarching aims of the National Planning Policy Framework and policy CS2 of the North Lincolnshire Core Strategy.

There are no parking or traffic issues to consider as the use as a domestic dwelling is already established, the access is adequate and proposed off-road parking provisions are further improved with the new scheme.

No objections have been received from any local residents or other consultees and, combined with the above, it is therefore recommended that permission be granted.

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.

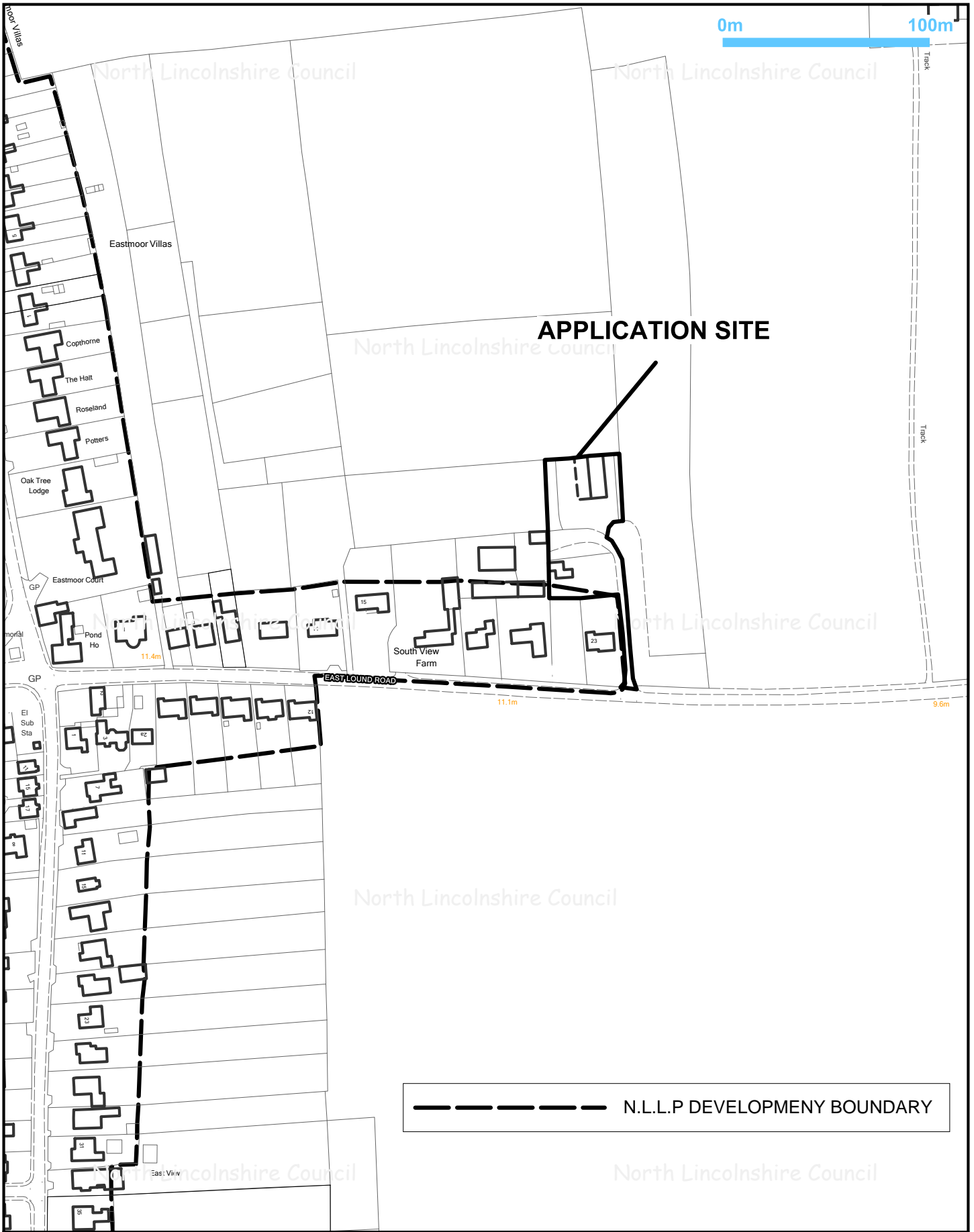
2.
The development hereby permitted shall be carried out in accordance with the following approved plans: drawings received on 24 August 2015.

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/2015/1082			
Drawn by: Sue Barden	Date: 28/10/2015	Scale at A4: 1:2500	

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PA/2015/ 1082 Proposed Layout - Not to scale



Foul drainage

Surface water drainage

Soakaway

Existing Package Treatment Plant

23

South View Farm

+ 11.1m