

APPLICATION NO PA/2015/1121

APPLICANT Mr C Walters

DEVELOPMENT Planning permission for part first-floor, part single-storey extension to rear, raising of roof height and associated external alterations and alterations to garden levels

LOCATION 56 Eastoft Road, Crowle, DN17 4LR

PARISH Crowle

WARD Axholme North

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Crowle Town Council

POLICIES

National Planning Policy Framework: Paragraph 56 – good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions)

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

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

TOWN COUNCIL

The council raised strong objections on the following grounds:

- not in keeping with surrounding dwellings
- loss of privacy/invasion of space for neighbouring properties.

PUBLICITY

Neighbouring properties have been notified and eight letters have been received on behalf of five neighbouring properties raising the following issues:

- The development will take light and sunlight away from surrounding properties and will impact on the health of neighbours.
- The extension will make rooms in neighbouring properties dark and restrict views from existing windows.
- The design of the extension will be out of keeping with other properties in the area which are single-storey.
- The development will cause overlooking to neighbouring properties.
- There will be an increase in disturbance due to noise during the construction process in this relatively quiet area.
- Properties in the area will be devalued.
- The change in garden levels will affect drainage and increase the risk of flooding.
- The development will result in a loss of privacy to surrounding properties.

ASSESSMENT

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

Planning permission is sought to extend an existing detached bungalow by raising the height to create a first floor and increasing the width to give a larger footprint. The height of the existing property is 2.8 metres to eaves and 4.9 metres to ridge. The proposed new height is 3.8 metres to eaves and 7.4 metres to ridge. The existing width is 10.6 metres and the proposed width is 12.5 metres. The increase in roof height will allow the provision of four bedrooms and bathroom space, and the rearrangement of the ground floor to create increased living space and an integral garage.

The main issues in the determination of this application are whether the proposal is in keeping with the character of the area and whether there will be a reduction in the amenities of nearby residents due to overlooking, overshadowing and loss of privacy.

In planning terms, there are no objections in principle to having properties of single and two-storey design adjacent to one another, but consideration must be given to the impact on the character of the area and the amenities of neighbouring properties in terms of overlooking due to the provision of additional windows at first-floor level, and loss of light/overshadowing due to a larger building. The application site is in an established residential area, with bungalows of a similar size and design to the side and rear. The area as a whole though is made up of a mix of house types and styles, and it is not considered that the increase in height and width of the property would be out of keeping with the character of this part of the village. At 7.4 metres high, the proposal is still lower than a traditional two-storey property, and the height does get lower to the rear of the property, with the roof heights being stepped down to 6.3 metres and then down to a single-storey section at 3.5 metres high.

In relation to the impact on residential amenities, the proposal has been designed to ensure that no overlooking is created. The windows which will serve the first-floor accommodation are either rooflights that have been positioned high enough in the roof to avoid the ability to directly overlook neighbouring properties, are bathroom or landing windows, or are windows that face the front of the site and therefore face the main road. In addition, the windows in rear or side-facing walls are set away from the boundary of the property by at least 11 metres, which will further reduce the impact on neighbouring properties. To further reduce the impact of the development in relation to overlooking, the landing and bathroom windows can be conditioned to be glazed in obscure glass. It is considered that the proposal will not result in a loss of residential amenity to neighbouring properties due to overlooking.

The height of the extension has given rise to concern from neighbours about loss of light and overshadowing. As the main two-storey section of the development is approximately 13.5 metres from the rear boundary, it is considered that this is sufficient to prevent any loss of light or overshadowing to properties to the rear. Neighbours either side have raised concerns about loss of light to habitable room windows and that this will result in a loss of residential amenity. The property to the east has side-facing habitable room windows, which are approximately 4 metres away from the side of the new extension. At this point, the extension is still a single-storey height of 3.8 metres. Although not directly relevant to this type of extension in policy terms, the 30 degree test confirms that the height of the extension is acceptable in terms of its relationship with the neighbour's windows, and no significant loss of light will occur in this instance. The neighbour to the west is separated from the side of the extension by approximately 4 metres, with a driveway and garage in between. The height of the extension nearest to this property is 3.4 metres. Again, the 30 degree test is not directly applicable to this type of extension, however it does confirm that the height of the extension would not encroach this line and that the proposal would not result in a loss of light to this neighbour.

The size of the extension still leaves sufficient garden space to the front and rear of the property for the enjoyment of the occupiers, and the development will not result in an over-development of the site. Although the scale and design of the extended property will be different from those immediate neighbouring bungalows, this does not mean that the proposal is contrary to the adopted policies in the local plan or Core Strategy. In planning terms, it is considered that the scale and design of the scheme does not detract from the character of the area and will not result in a significant loss of amenity to neighbours due to overlooking or loss of light. It is considered that the proposal accords with the requirements of policies DS1 and DS5 of the North Lincolnshire Local Plan and is recommended for approval.

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: 15-CROWLE-1, 15-CROWLE-2, 15-CROWLE-3, 15-CROWLE-4 and 15-CROWLE-5.

Reason

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

3.

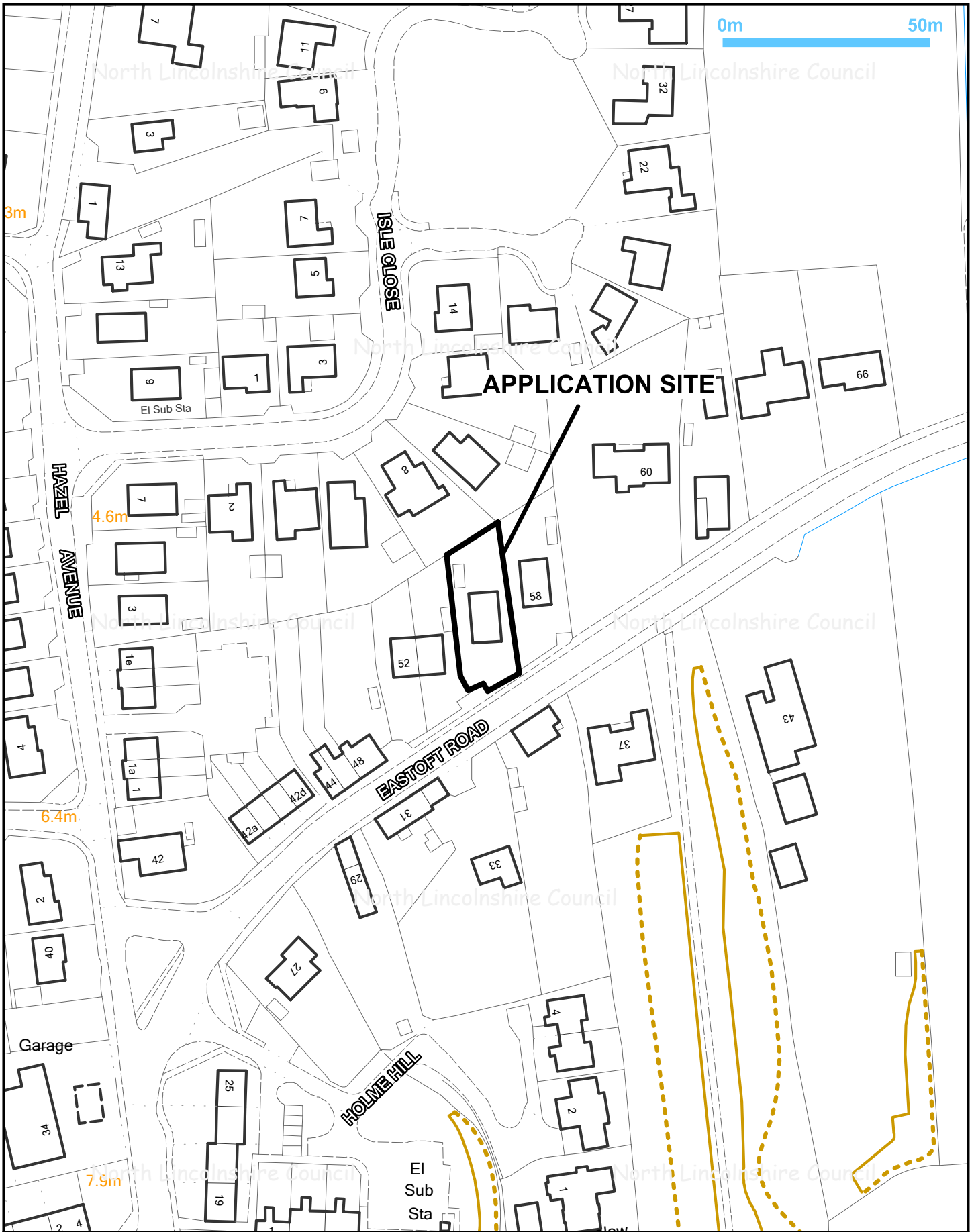
The bathroom window in the rear elevation and landing window in the eastern elevation shall be glazed in obscure glass before the extension is first occupied and shall be retained thereafter unless otherwise agreed in writing with the local planning authority.

Reason

To maintain the amenities of nearby residents in accordance with policies DS1 and DS5 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.



Title: PA/2015/1121

Drawn by: Sue Barden

Date: 16/12/2015

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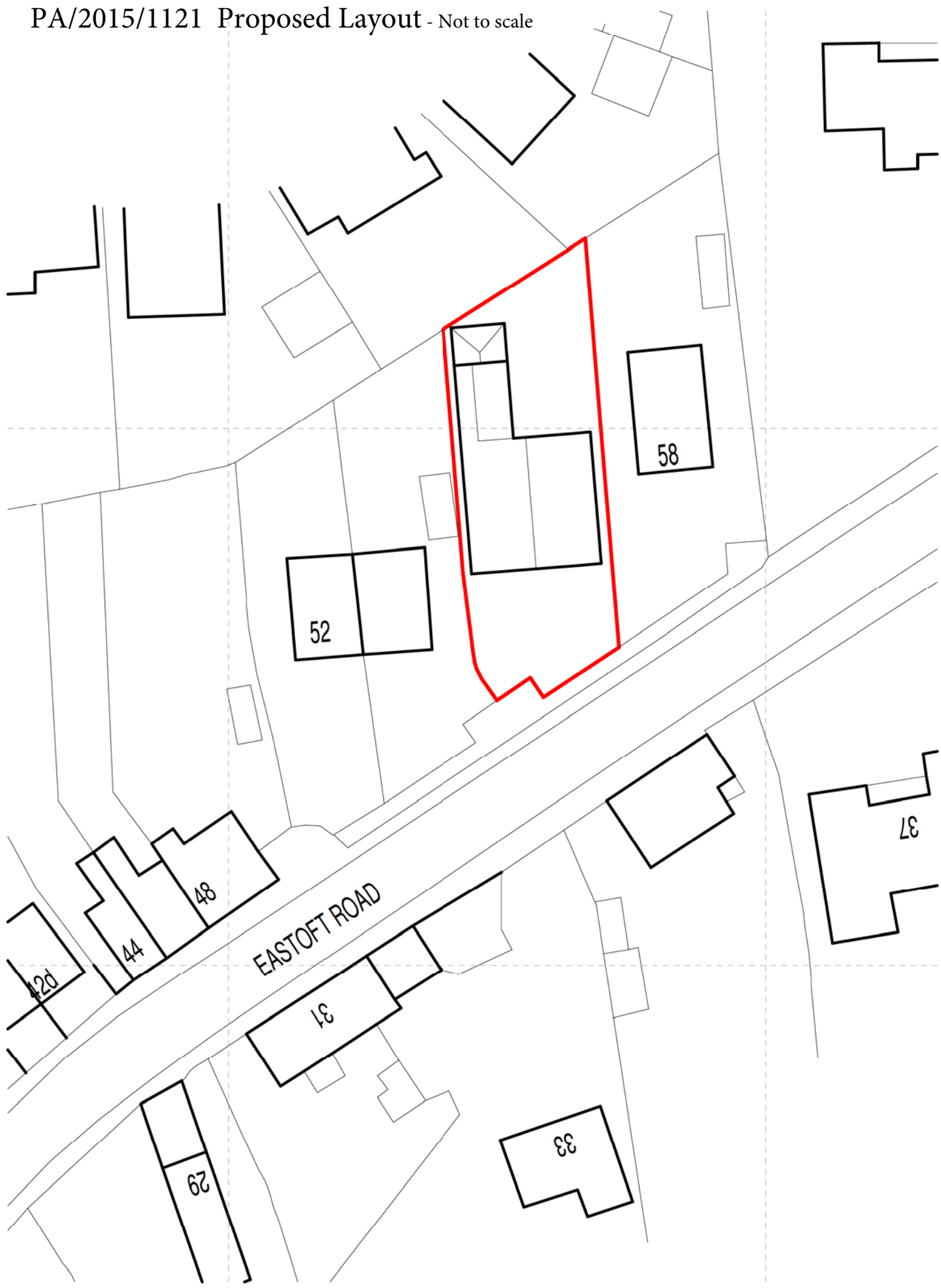


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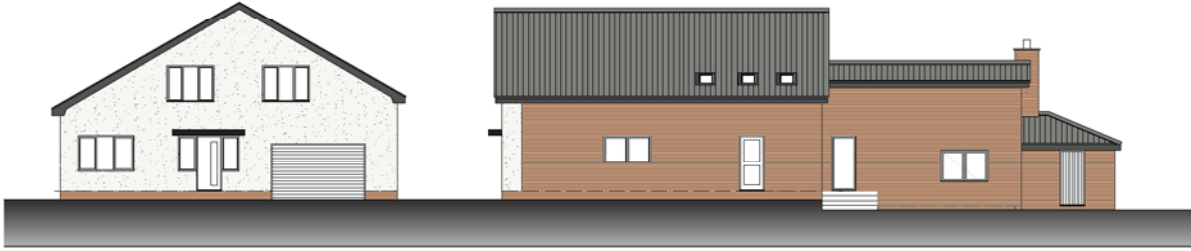


Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/1121 Proposed Layout - Not to scale

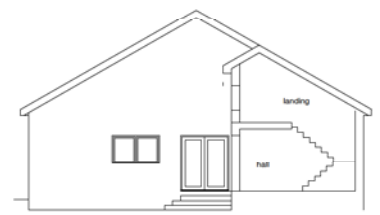
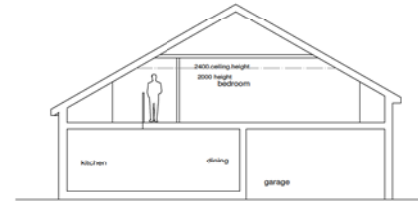


PA/2015/1121 Proposed floor plans and elevations - Not to scale

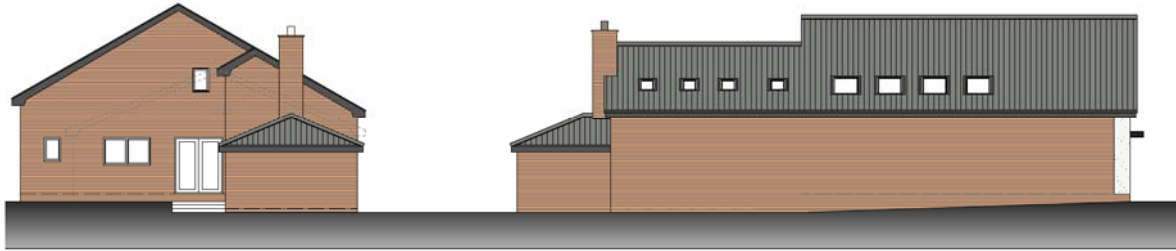


front elevation

side elevation

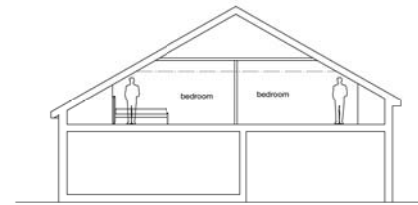


typical section

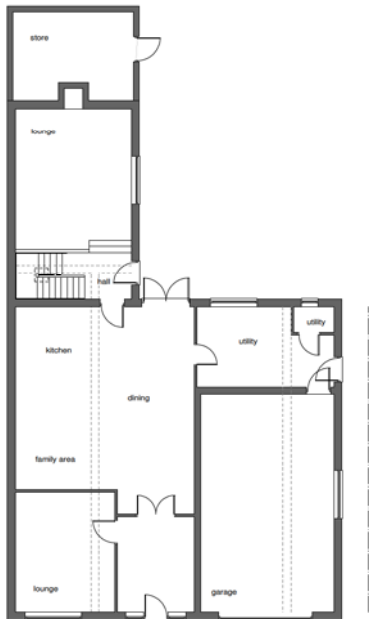


rear elevation

side elevation



typical section



ground floor plan



first floor plan