

APPLICATION NO PA/2015/1345
APPLICANT Mr & Mrs Turner
DEVELOPMENT Planning permission to erect extensions to rear
LOCATION Glebe Farm, Clarkes Road, North Killingholme, DN40 3JQ
PARISH North Killingholme
WARD Ferry
CASE OFFICER Andrew Law
SUMMARY RECOMMENDATION Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE Contrary to policy RD10 of the North Lincolnshire Local Plan

POLICIES

National Planning Policy Framework: No relevant policies.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy RD2 (Development in the Open Countryside)

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

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified by letter. One letter of comment has been received stating no objection to the proposed development.

ASSESSMENT

The application site is a single-storey buff brick dwelling located on Clarkes Road, North Killingholme. The site is located outside of the development boundary for North Killingholme and as such is located in the open countryside for the purposes of planning. The dwelling currently has a garage which is attached by way of a covered link. The surrounding area is rural in character, with scattered dwellings and buildings.

There is a two-storey building directly adjacent to the site to the south which is attached to the applicant dwelling via the attached garage and covered link. This building was last used as a clock workshop and gallery and has recently been granted planning permission to be used as a dwelling. On this basis consideration must be given to the potential impact on the residential amenity of this property.

This application seeks planning permission to erect a large, single-storey extension to the rear of the existing attached garage, adjacent to the southern boundary. The proposed extension is 12 metres deep by 5 metres wide and has a ridge height of approximately 4 metres to match the existing garage. This extension will provide additional garaging and a home gym.

The main issues to consider in the determination of this application are whether the proposed extension will have an unacceptable impact on the character and appearance of the area and whether it will have a detrimental impact on the amenity of neighbouring residential properties.

Principle

The most relevant development plan policies in the determination of this application are policies DS5 and RD10 of the North Lincolnshire Local Plan. The National Planning Policy Framework and National Planning Practice Guidance are also material considerations.

Policy DS5 of the local plan sets out the council's approach to proposals for extensions to residential properties. This policy supports new extensions to dwellings provided that they do not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. It also requires extensions to be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy RD10 relates specifically to dwellings located in the open countryside and sets out the criteria against which replacement dwellings and extensions to existing dwellings in the countryside will be assessed. Policy RD10 also requires that residential extensions do not have an unacceptable impact on the amenity of neighbouring residents or the character of the area. This policy also sets out a restriction on the volume that can be added to dwellings by way of extensions in the open countryside; this restriction is 20 percent exclusive of normal permitted development rights.

Compliance with policies DS5 and RD10 is dependent on the impact of the development on the character and appearance of the open countryside and the impact on residential amenity. These issues are assessed below.

Character and appearance

The proposed extension is sited to the rear of the existing dwelling and runs alongside the adjacent property for approximately a third of its length and as such is not highly visible from the public realm. The extension has been designed to be sympathetic to the existing dwelling in terms of scale and use of materials. For these reasons it is considered that, despite the size of the extension (which exceeds the 20% volume restriction set out in policy RD10), the proposed development would not have an unacceptable impact on the character of the open countryside or the appearance of the area.

Residential amenity

Supplementary Planning Guidance 1 sets out guidance used for assessing the design and impacts of residential extensions. This guidance states that if it is considered that a proposed extension would seriously reduce the amount of daylight/sunlight which neighbouring properties enjoy, it is likely that planning permission will not be granted. It also sets out detailed guidance on how the council will undertake this assessment.

When assessing the depth of an extension, a line is taken vertically through the central point of the nearest ground floor main window of the neighbouring property; where this line meets the ground a line projecting at a 45 degree angle to the horizontal shows the maximum acceptable depth of extension which is permissible. Beyond this line an unacceptable degree of light loss may result. This 45 degree angle of acceptance may be extended if the extension is to be built onto a south or south-west facing elevation where direct sunlight is received for the longest period of the day. This is at the discretion of the local planning authority and provided that there is reasonable evidence to suggest that the adjoining occupier will not suffer undue overshadowing or loss of daylight.

The proposed extension is 12 metres deep and is sited immediately adjacent to the party boundary with the adjoining residential property. The adjacent property protrudes approximately 4 metres to the rear of the applicant property and this means that approximately 8 metres of the proposed extension will protrude to the rear of the adjacent dwelling. Due to its depth and proximity to the boundary, the proposed extension fails the 45 degree test set out in SPG1 significantly. However, at the discretion of the local planning authority, this 45 degree angle of acceptance can be extended where the extension is from a south or south-west facing elevation and the neighbour will not suffer undue overshadowing or loss of daylight.

The proposed extension is built onto the rear, south-west facing elevation of the dwelling and as such sits to the north of the adjacent property. Therefore there will be very little, if any, loss of direct sunlight to this neighbour. Furthermore, the extension is only single-storey with a ridge height of less than 4 metres. For these reasons it is considered that, whilst the extension fails the 45 degree test, it is built onto a south-west facing elevation and will not result in undue overshadowing or loss of daylight to the adjacent property.

Due to the single-storey nature of the extension and the fact that there are no windows proposed in its south-facing elevation, there will be no unacceptable loss of privacy or overbearing impact as a result of the development.

Conclusion

It is considered that the proposed development will not have an unacceptable impact on the character or appearance of the area or on the amenity of neighbouring properties. Therefore the proposal accords with policies RD10 and DS5 of the North Lincolnshire Local Plan and 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: 7761/01, 7761/02 rev A and 7761/03.

Reason

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

3.

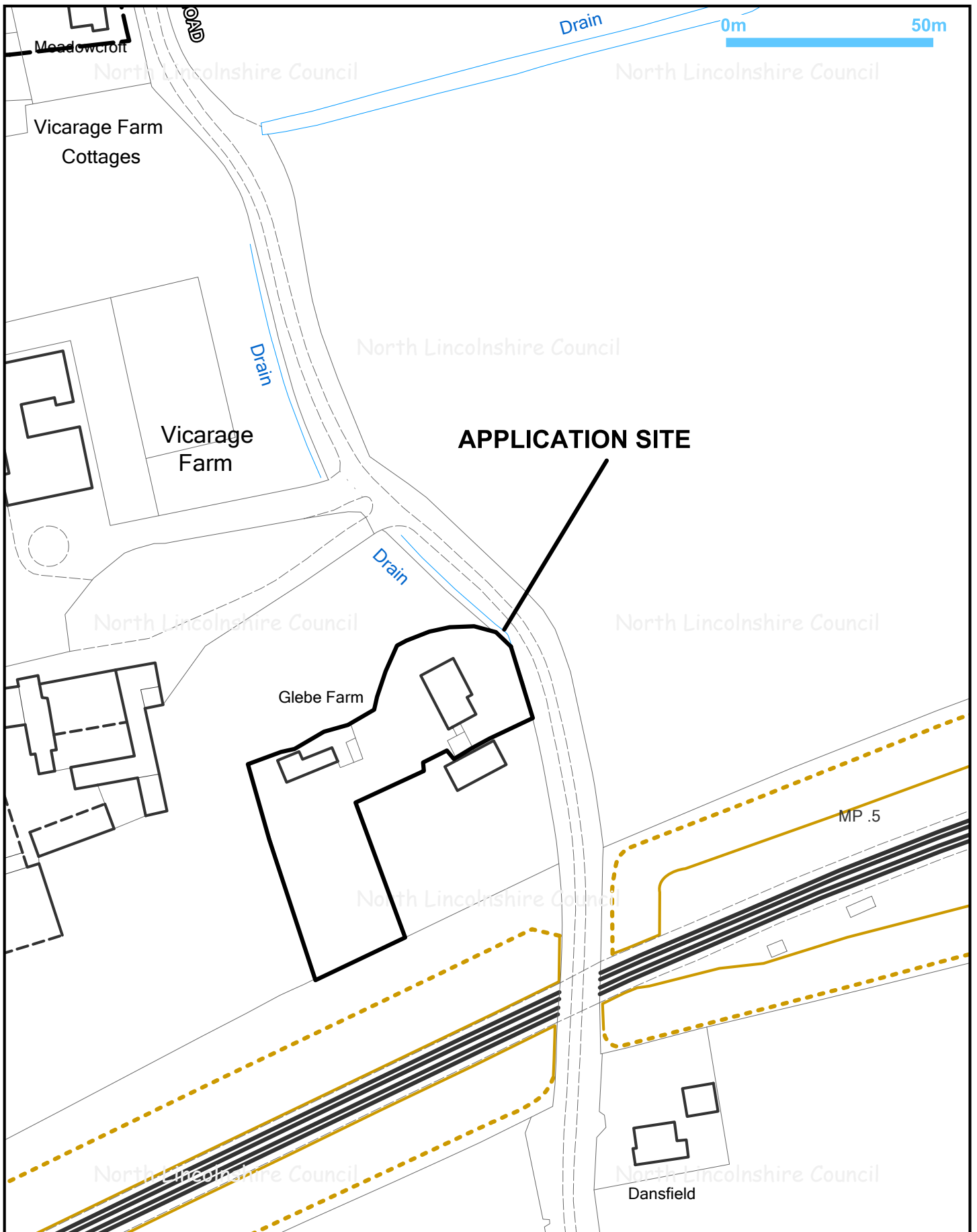
The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 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.



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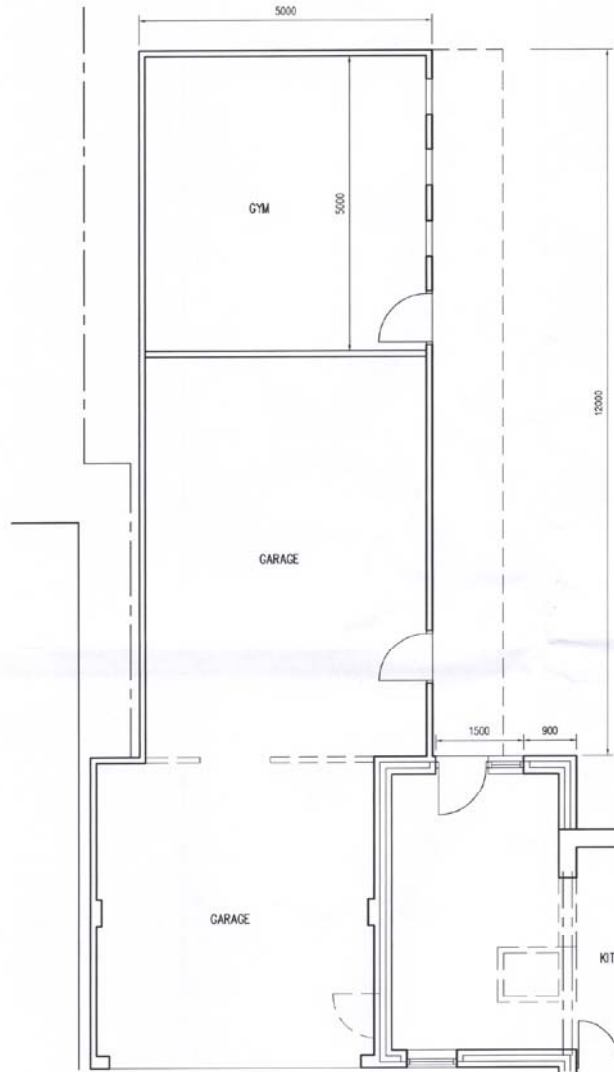


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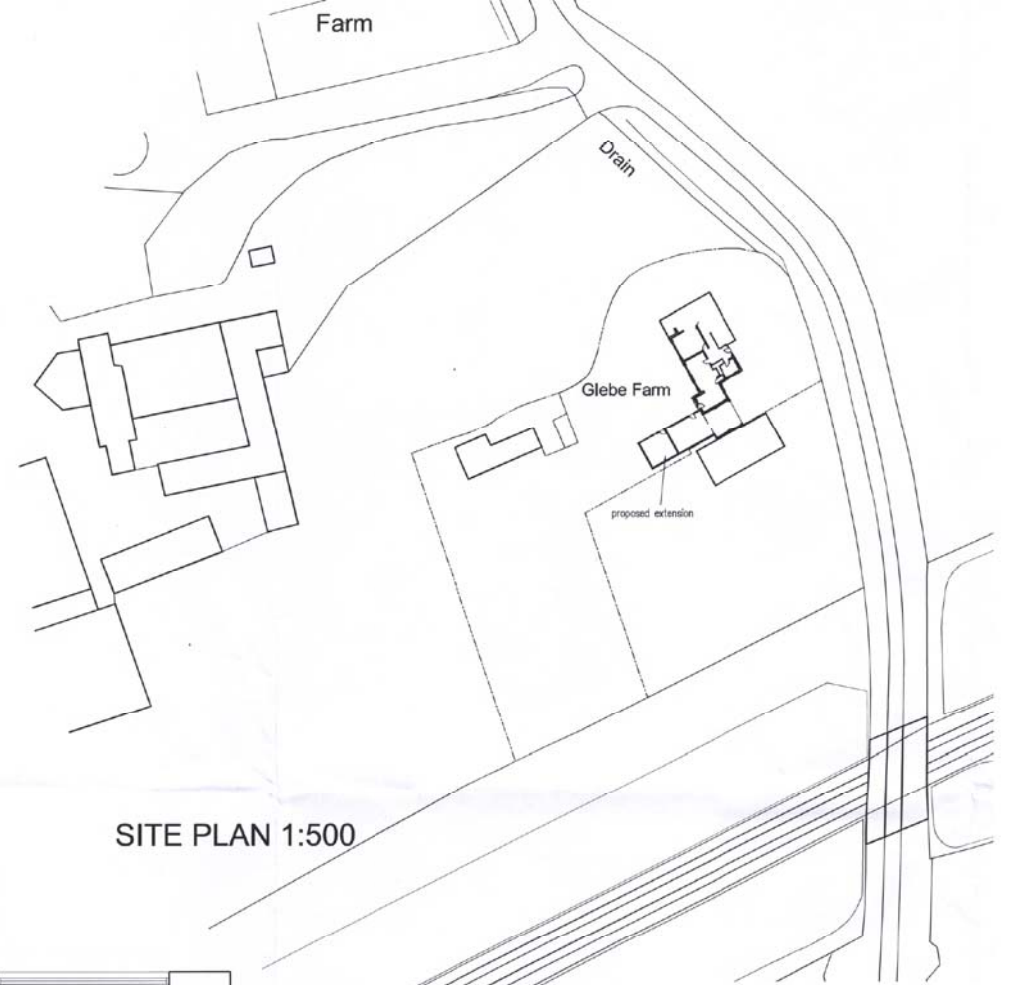


Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/1345 Proposed Layout Not to scale

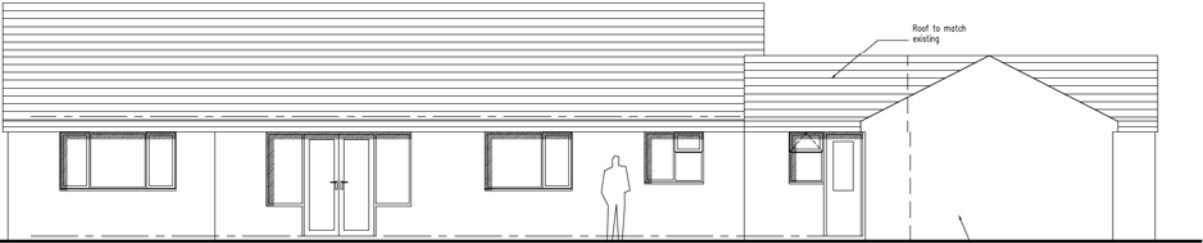


PROPOSED FLOOR PLAN

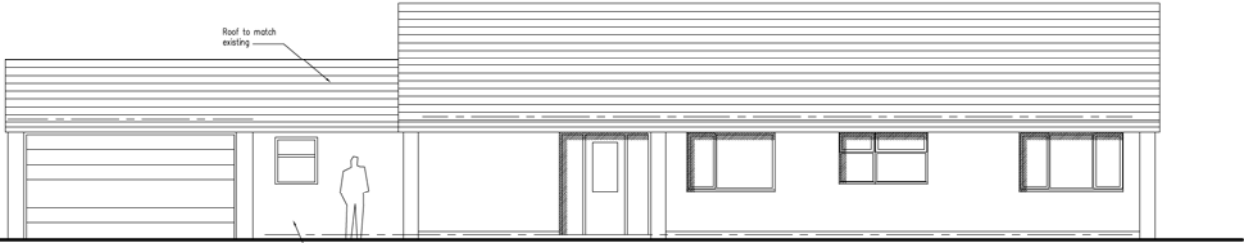


SITE PLAN 1:500

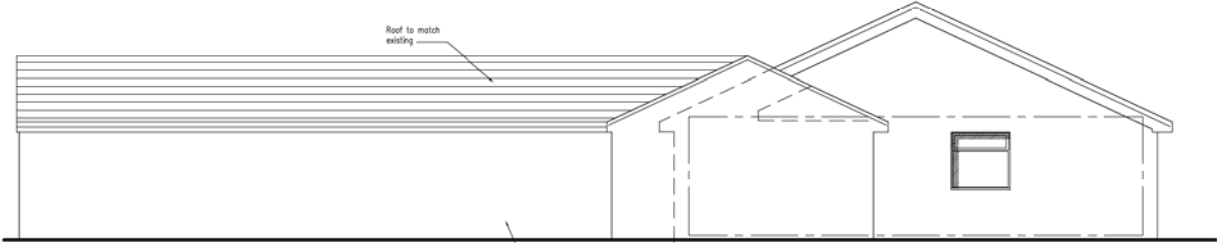
PA/2015/1345 Proposed Elevations Not to scale



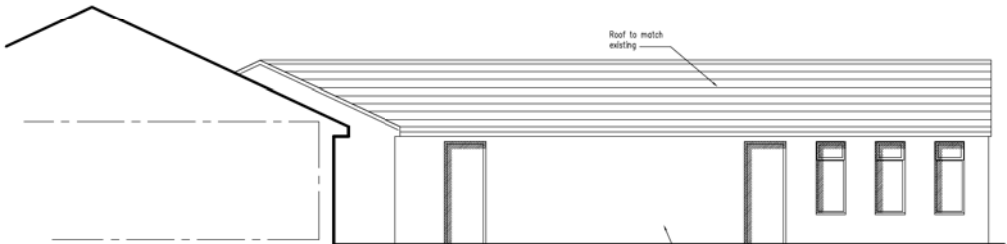
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION