

<b>APPLICATION NO</b>	<b>PA/2015/1569</b>
<b>APPLICANT</b>	Mr & Mrs Farrell
<b>DEVELOPMENT</b>	Planning permission for front bay extension and associated internal alterations, attached garage and alterations to access
<b>LOCATION</b>	19 Ash Tree Drive, Haxey, DN9 2JT
<b>PARISH</b>	Haxey
<b>WARD</b>	Axholme South
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Haxey Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 states that 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) apply.

**North Lincolnshire Core Strategy:** Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more sustainable Development) and CS5 (Delivering Quality Design in North Lincolnshire) apply.

## **CONSULTATIONS**

**Highways:** No objection, but recommend an informative in relation to works within the highway.

**Public Rights of Way:** There is a public bridleway that runs to the rear of the site. There must be no motor vehicle access from the site onto Public Bridleway 97, either during construction or afterwards. If the applicant wanted to access Blackmoor Road with motor vehicles, the Environment Team would object to his application. Otherwise, we should have no comment to make with respect to public rights of way, commons, greens and other forms of statutory open access.

## **PARISH COUNCIL**

Object on grounds of over-development and concerns raised about how the garage will be accessed.

## **PUBLICITY**

Neighbouring properties have been notified. One letter of objection has been received raising the following issues:

- position and size of the double garage
- the footprint of the proposed garage is more substantial than the shed which is located in this part of the site
- the height of the bungalow is similar to the existing bungalow
- overbearing impact
- loss of light
- the roof design should be altered
- there is an existing garage at the site.

## **ASSESSMENT**

The application site consists of a detached bungalow located within a residential cul-de sac set back from the public highway. It is constructed from a mix of red brick, render and a dark concrete tiled roof. It features a chimney breast facing towards the public highway and has an integral garage to the secondary part of its principal elevation. The bungalow is located within the defined settlement boundary for Haxey, and neighbouring properties are detached bungalows of similar scale, height and design.

**The main issues in the determination of this planning application are impact on the character and appearance of the dwelling and upon residential amenity.**

### **Street scene**

The proposal consists of a bay window extension to the front of the property, the conversion of the existing garage to form an enlarged bedroom and the erection of a double garage to the rear. The existing integral garage will be converted as part of an enlarged bedroom to the front of the property, which will be served by a large window. The bay window proposed to the front of the bungalow will be visually prominent (i.e. visible from the highway); however, it will add visual interest to the principal elevation, particularly as the chimney is to be removed. The bay window and window to serve the enlarged bedroom will be similar in size and proportionate to the width of the elevations in which they will be inserted.

The double garage proposed to the rear will be set back 14.5 metres from the principal elevation of the bungalow and will have a lower ridge height by 0.5 metres. The garage will be constructed from a brick to match the appearance of the existing bungalow and the roof will be a red tile to match the bungalow when it is re-roofed. This extension is considered to represent a subservient addition to the rear of the property; in addition, it will match the appearance of the existing bungalow once it is re-roofed. The garage will appear as a subservient addition to the rear of the property when viewed in the context of the street scene along Ash Tree Drive.

## **Residential amenity**

The detached garage will be positioned in the north-eastern corner of the site. It will be located between the rear wall of the bungalow and the rear boundary. Given that the existing bungalow is set back into the site it is considered that the proposed double garage will not result in additional loss of light to the garden of the neighbouring property. It is accepted that the position of the garage along the party boundary with 26 Ash Tree Drive will result in an increased sense of enclosure to the rear garden, however it is not considered to have an overbearing impact. Furthermore there is a gap of 6.2 metres between the rear elevation of the neighbouring bungalow and the front wall of the proposed garage; in addition, the party boundary has a 2 metre high hedge along it. This gap is considered sufficient to allow light to still enter the rear garden of the neighbouring property. The height of the garage is consistent with the height of garages to neighbouring residential properties; it is not considered necessary to reduce the ridge height of the extension in this case.

26 Ash Tree Drive has its patio area located towards the eastern boundary of its rear garden; the proposed double garage is not considered to reduce the enjoyment of this area of private amenity space. Given that the applicant will retain more than 100 square metres of useable private amenity space to the side and rear of their bungalow, the proposals are not considered to result in over-development of the site in this case.

It is noted that there is a pinch-point of approximately 2.7 metres on the driveway, however this is considered sufficient width to allow a vehicle to pass the bungalow and access the proposed double garage at the rear. No objections have been raised by Highways on vehicular access grounds. The applicant has revised the proposals to show a single up-and-over door to the proposed double garage. This will improve access and egress from the site. The construction and subsequent use of the garage will not compromise the use of the bridleway to the rear of the site. In summary, the proposed garage extension is not considered to give rise to loss of residential amenity through the effects of having an overbearing impact or resulting in loss of light.

### **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: Proposed plans 1 of 2 Revision B, PA/2015/1569/01, PA/2015/1569/02 PA/2015/1569/03 and PA/2015/1569/05.

Reason

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

**Informative 1**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

**Informative 2**

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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North Lincolnshire Council

North Lincolnshire Council

--- N.L.L.P DEVELOPMENT BOUNDARY

### APPLICATION SITE



Title: PA/2015/1569

Drawn by: Sue Barden

Date: 23/02/2016

Scale @A4 1:1250

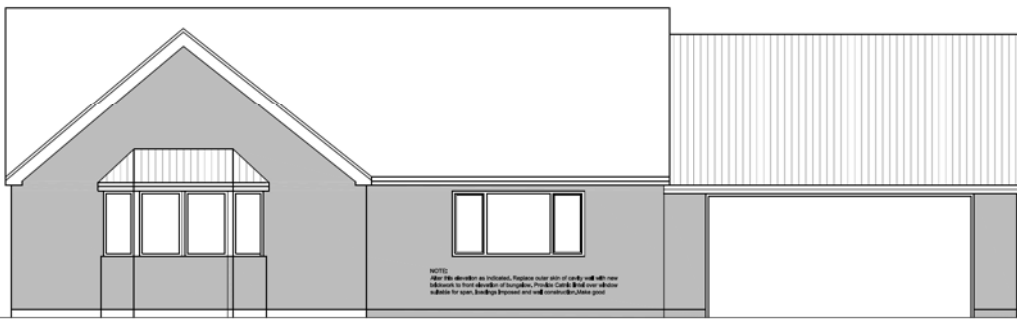


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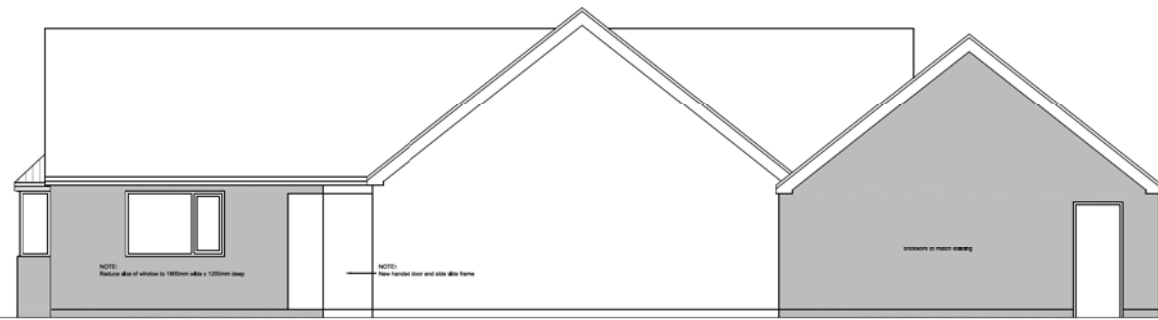


Director of Places  
Peter Williams

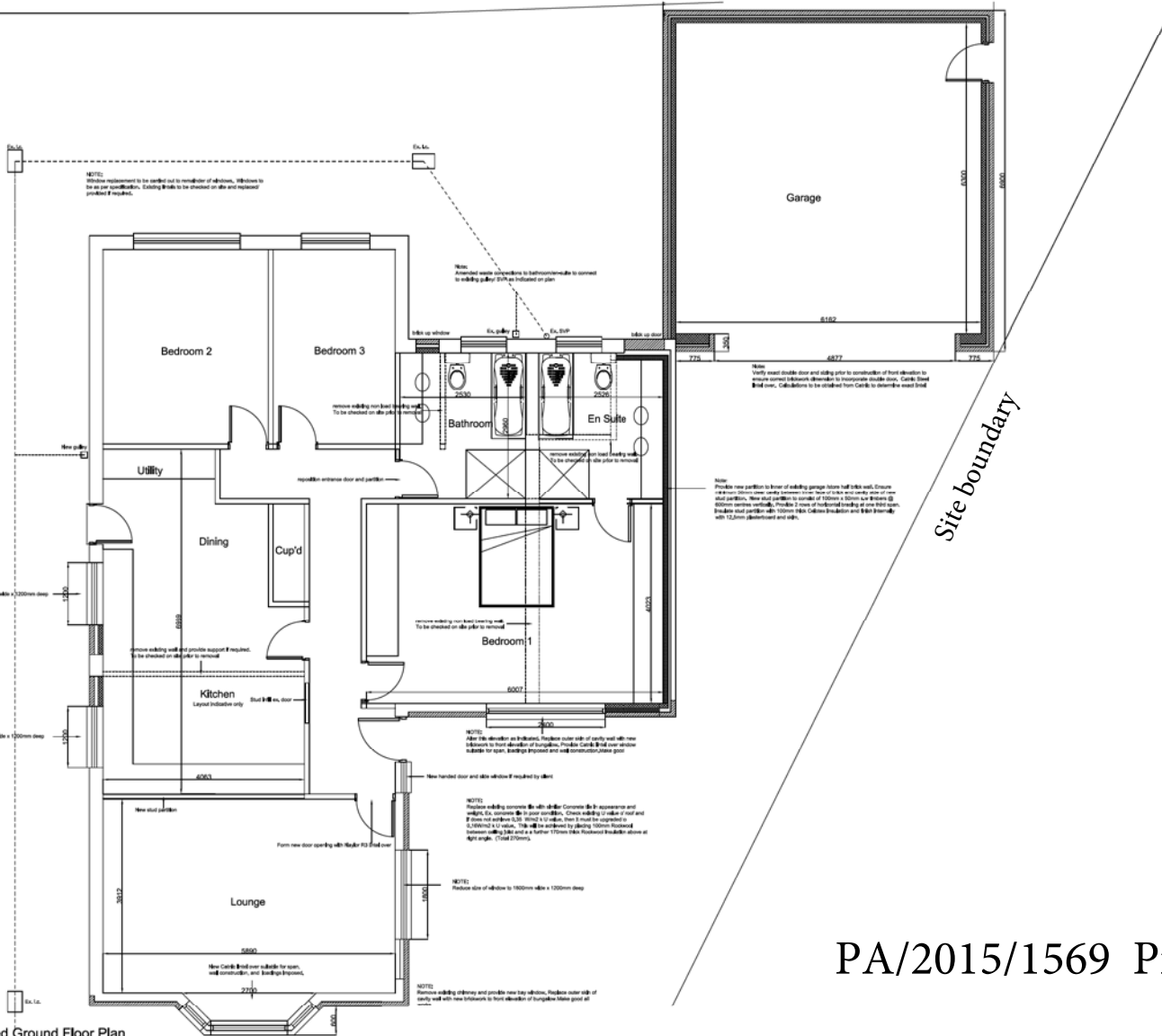
BSc,DMS,CEng,MEI,MCMI,AMIMechE



Proposed Front Elevation



Proposed Side Elevation



Proposed Ground Floor Plan

PA/2015/1569 Proposed Layout and Elevations - Not to scale