

APPLICATION NO	PA/2016/129
APPLICANT	Mr John Cole
DEVELOPMENT	Planning permission to erect a two-storey extension
LOCATION	24 Maple Tree Way, Scunthorpe, DN16 1LT
PARISH	Scunthorpe
WARD	Frodingham
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee Member 'call in' (Councillor Tony Ellerby – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions), and SPG1

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

SPG Design Guidelines for Home Extensions

CONSULTATIONS

Highways: No objections.

PUBLICITY

Neighbouring properties have been notified. Letters of objection have been received from two neighbours raising the following material issues:

- overbearing impact
- overshadowing of property, particularly kitchen, hall and WC
- sense of enclosure

- visual impact on character of area regarding scale and design
- would project beyond building line
- would lead to loss of off-street parking
- loss of light to property across road
- terracing effect.

ASSESSMENT

The application property is a red brick semi-detached house with a gable roof. There is a full-width single-storey extension to the rear of the property and a detached garage and narrow driveway to the side. There is off-street parking to the front of the property for two cars. It is proposed to erect a two-storey extension to the side of the dwelling with an open car port at ground-floor level with bedrooms above. The ground-floor car port would comprise three pillars to the side but otherwise open. There would be bedroom windows in the front and rear elevations of the extension. The proposed extension would project slightly further forward than the front elevation of the house, although it would be level with the existing bay window.

The main issues in determining this application are whether the proposed extension would have an adverse impact on the amenity of neighbouring properties by way of overbearing impact, overshadowing or loss of light and whether the proposal would have an adverse impact on the visual appearance of the street scene and character of the area and adequacy of retained parking space.

The main concerns raised relate to the potential impact of the proposal on the adjacent property, which is the only property which will be directly affected by the proposed extension. This property has three windows in the facing elevation; one of these windows serves a habitable room, that being the kitchen. This window is not the only window serving the kitchen, with a fully-glazed door and window in the rear elevation (which is a single-storey projection). The small kitchen window affected faces north. The windows in the rear elevation face west and therefore receive a good amount of natural light. As there is much more glazing in windows to this elevation, it is considered that these windows are the main source of natural light to this room. Whilst it is accepted that there will be some overshadowing and loss of light to the kitchen window in the gable, which currently faces onto the gable of the applicant's property, the rear window offers more light and a better outlook over the garden.

Comments have also been made relating to the visual impact of the proposed extension and its impact on the character and appearance of the area, including the visual impact on the street scene. There are a mix of dwellings in the vicinity with a mix of gable and hipped roofs. The applicant has demonstrated that there are extensions of similar design and position close to the application site. As such it is not considered that allowing a two-storey side extension to this semi-detached house would have an unacceptable impact on the character and appearance of the area or have an adverse visual impact on the street scene. As such, in this respect, the proposal is considered to comply with policy DS1.

Concerns have been made regarding loss of light to the property across the road, in that the gap between the properties would be reduced therefore restricting light to the property.

It is not considered that dwellings across a road would suffer significant loss of light as a result of a two-storey extension.

With regard to building in front of a building line, this is not considered to be a material consideration, particularly as the proposed extension would not project past the existing bay. Notwithstanding this, planning policy does not restrict extensions forward of the front elevation.

It is not considered that the proposal would lead to loss of off-street parking and there will be adequate parking to the dwelling. There will be one space retained to the front of the dwelling and the applicant intends to hard pave the front garden to create further off-street parking. Additionally, it should be noted that Highways have been consulted and raise no objections to the proposal.

It is accepted that the proposal will have an impact on the neighbouring property, however it is not considered that this impact will be significant enough to justify refusing the application. It is therefore considered that the proposal would comply with the policies listed above.

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: C24/A3/101 rev A, C24/A3/102 rev B1 and C24/A3/103 rev C.

Reason

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

3.

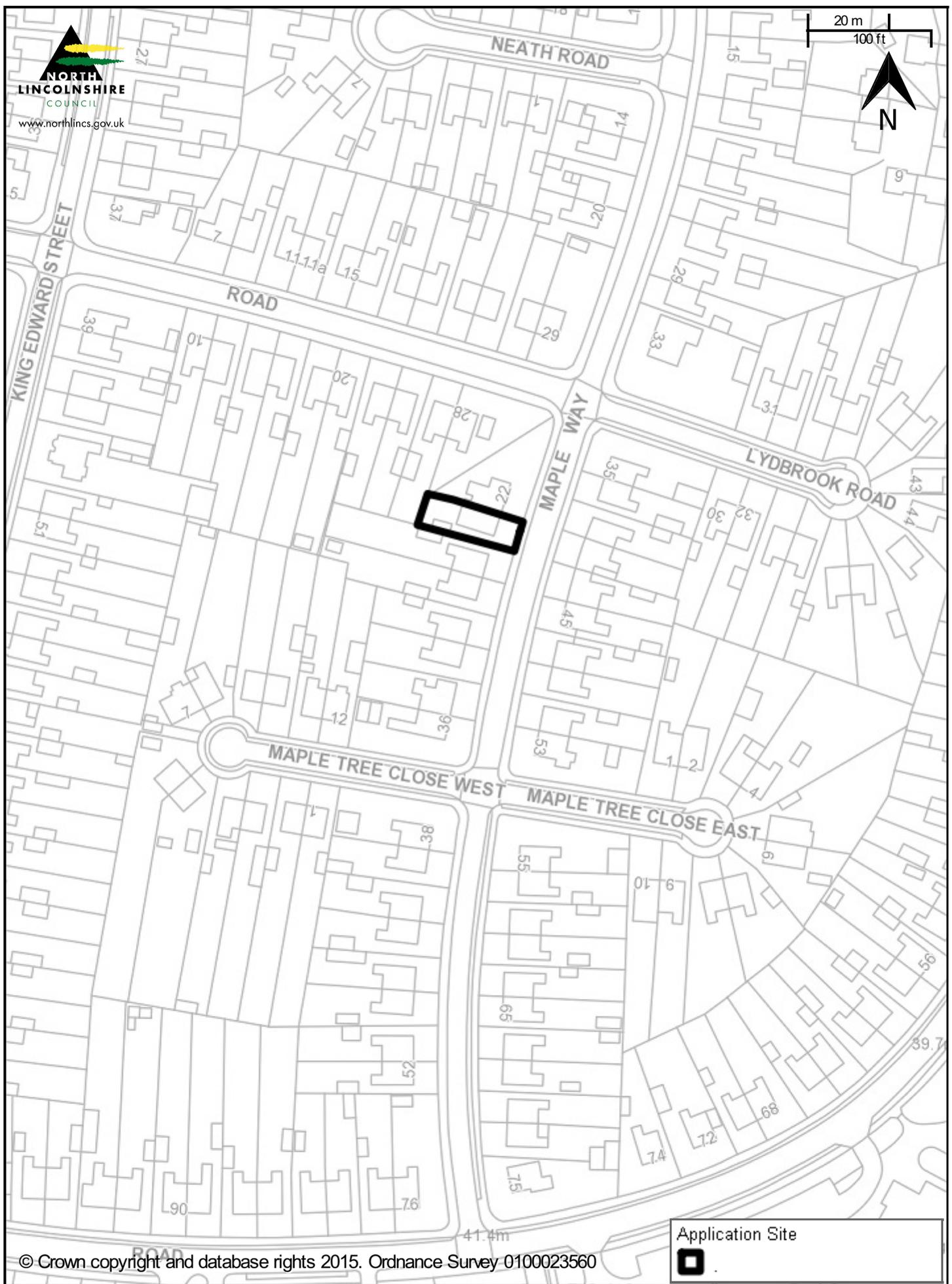
The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

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

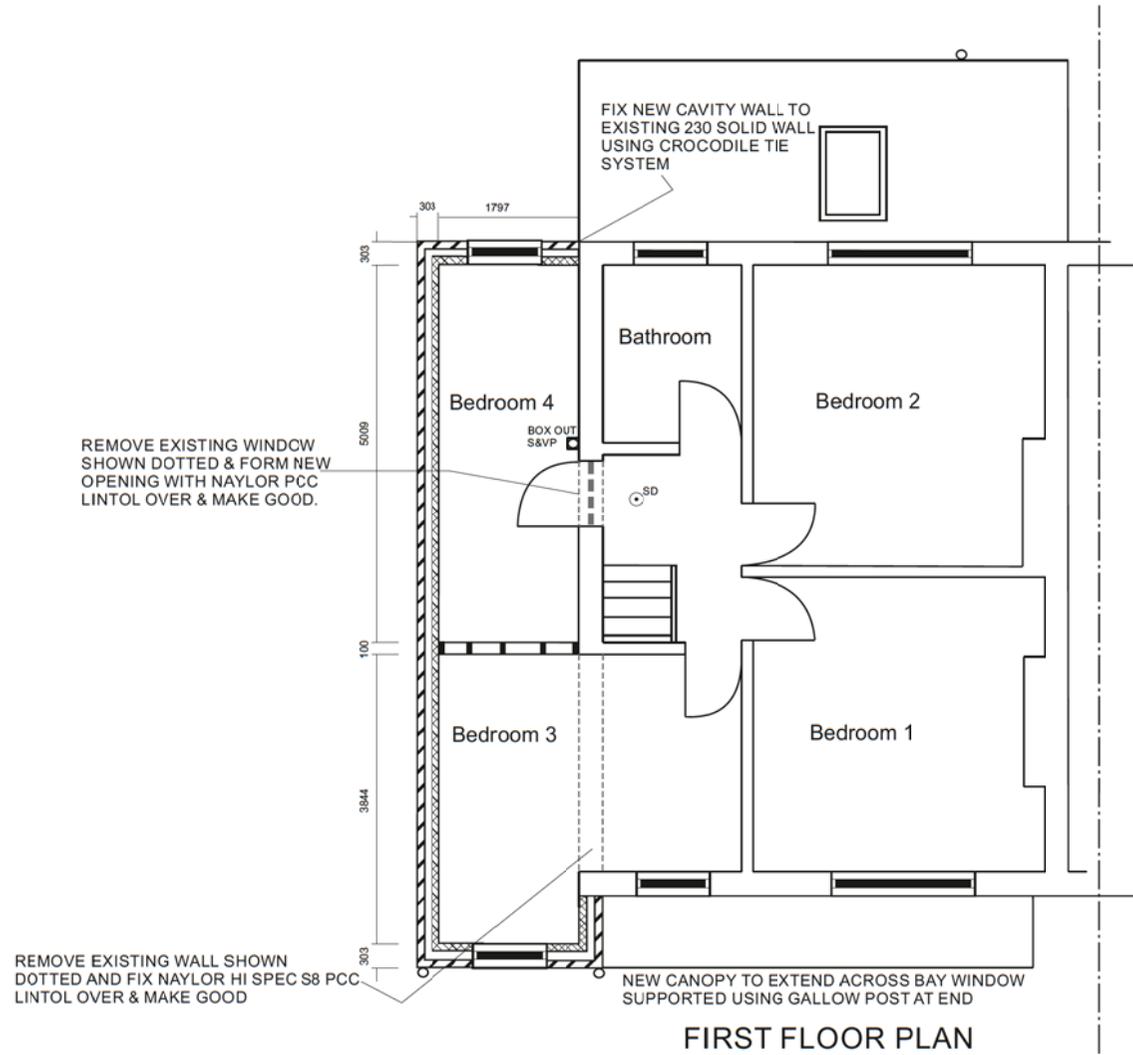
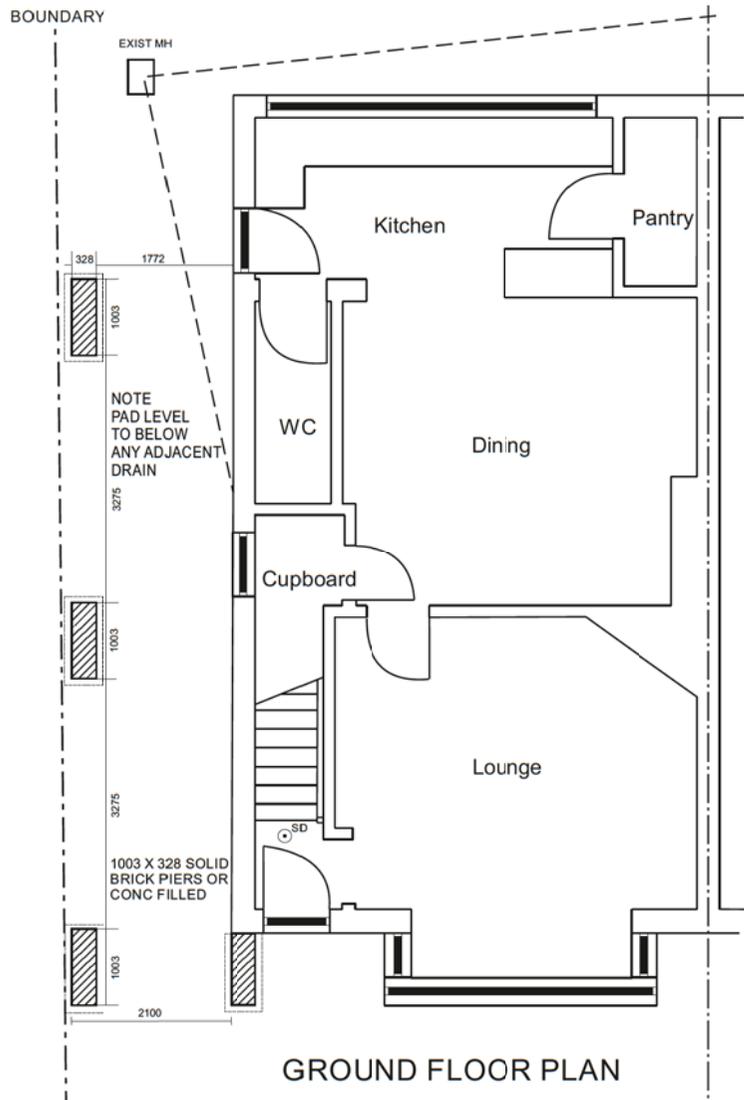
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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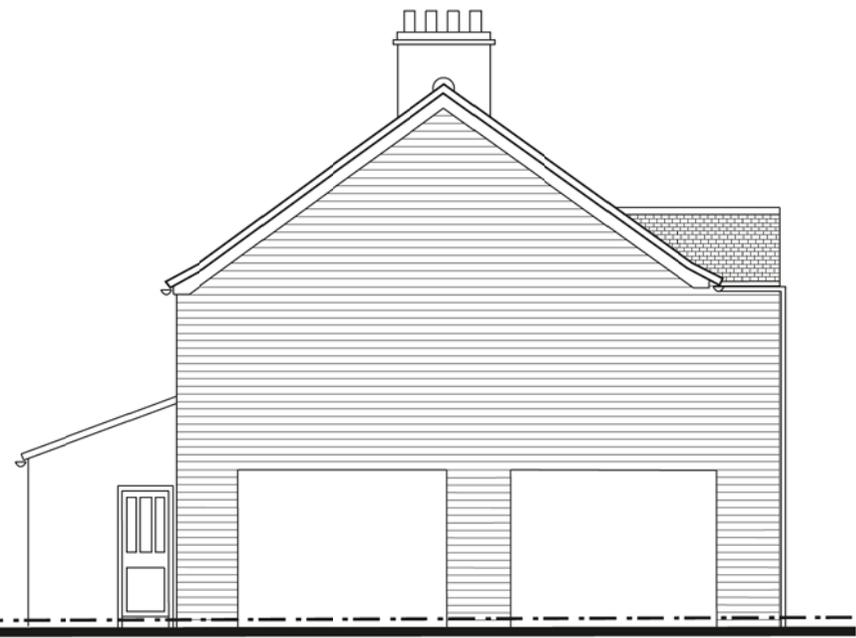
Application Site


PA/2016/129 Proposed floor plan NOT TO SCALE



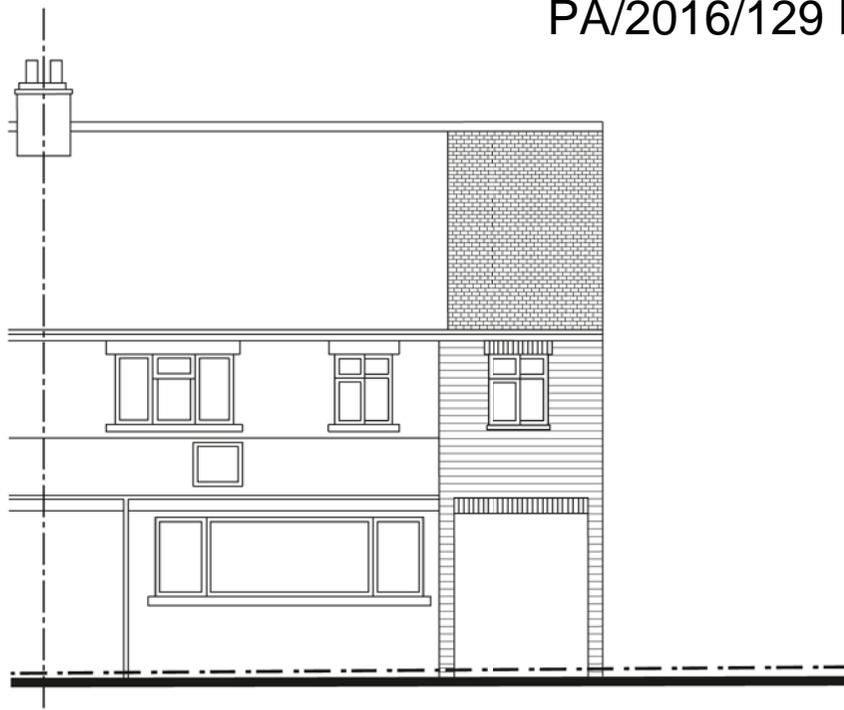


EAST ELEVATION



SOUTH ELEVATION

PA/2016/129 Proposed elevations and site layout NOT TO SCALE



WEST ELEVATION

PROPOSED
EXTENSION



SITE PLAN 1:200 @ A3