

APPLICATION NO	PA/2016/143
APPLICANT	Mr P Richardson
DEVELOPMENT	Planning permission to erect a two-storey side and single-storey rear extension
LOCATION	10 Upperthorpe Hill, Westwoodside, DN9 2AJ
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Andrew McPheat
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 of the NPPF stipulates that there should be 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), DS5 (Residential Extensions), RD2 (Development in the Open Countryside) and RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS5 (Delivery Quality Design in North Lincolnshire) apply.

Housing and Employment Land Allocations Development Plan Document (DPD)

CONSULTATIONS

Highways: No objections.

Environment Team: No comments received.

PARISH COUNCIL

Haxey Parish Council objects on the grounds that the proposed development would lead to a loss of privacy and light at neighbouring dwellings. They also note that the two-storey extension would be directly over a main sewer.

PUBLICITY

Neighbouring properties have been notified and two letters of objection have been received raising the following issues:

- The two-storey extension will encroach on 8 Upperthorpe Hill, and prevent them from carrying out maintenance work in future, if required.
- The two-storey extension will lead to a loss of light at 8 Upperthorpe Hill.
- The two-storey extension will lead to a loss of privacy and amenity at 8 Upperthorpe Hill.
- There is no suitable access point for those carrying out the construction work, given the lack of parking in the area and the narrow entrance from the street to the property in question.

ASSESSMENT

The application site is a semi-detached dwelling set back from the public highway (Upperthorpe Hill) by approximately 15 metres. The dwelling is constructed from a red brick and brown roof tile, and the proposed extension will be located to the side and rear of the existing dwelling. The two-storey side extension will be situated to the north-east of the site, and will have the same height and depth as the existing dwelling, with a width of 4.9 metres. The single-storey rear extension will be located to the west of the dwelling and will have an eaves height of 2.5 metres, a total height of 3.6 metres, and will be 4.2 metres wide by 3.2 metres deep. Both aforementioned extensions will be constructed using materials to match the existing appearance of the dwelling. There are no existing vehicular access points to the dwelling and so the occupants use the off-road parking available on Upperthorpe Hill.

The main issues in the determination of this planning application are the principle of development, impact upon the character and appearance of the street scene, and impact on residential amenity.

Principle

According to the North Lincolnshire Local Plan, the site is outside the development boundary for Westwoodside, and therefore policies RD2 (Development in the Open Countryside) and RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) of the local plan apply. This means that any proposed development would, strictly speaking, be taking place in the open countryside. However, the recent adoption of the Housing and Employment Land Allocations Development Plan Document has indicated that the site in question is now considered to be within the development boundary, and thus policies DS1 (General Requirements) and DS5 (Residential Extensions) of the local plan are now more appropriate, and will be used primarily in the determination of this application.

Policy DS1 of the North Lincolnshire Local Plan stipulates that a high standard of design is expected in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area, and the design and layout should respect and, where possible, retain and/or enhance

the existing landform of the site. There should be no adverse impact on residential amenity; however this will be assessed in greater detail in subsequent paragraphs.

Policy DS5 of the North Lincolnshire Local Plan states that planning applications for residential extensions will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials, and should not have adverse impact on neighbouring dwellings.

Street scene

The first part of the proposal is to erect a two-storey side and rear extension. The existing dwelling is sufficiently set back from Upperthorpe Hill and any neighbouring boundaries, thus allowing sufficient residual space in which extensions to the side or rear could reasonably be accommodated. The most visually prominent aspect of the proposed extension is the two-storey side extension which would have the same ridge height as the existing house, and would be constructed using materials to match the existing appearance of the dwelling. Given the size and scale of the proposal, it is considered that this extension will still appear subservient to the existing property, and will result in a balanced and symmetrical appearance to the principal elevation. It is worth noting that the dwelling is already two-storey, and the proposal will not represent a departure from the existing street scene. Many of the dwellings in the immediate vicinity are also two-storey, and so it is considered that this part of the proposal will not have an adverse impact on the character of the area.

The proposed single-storey extension to the rear will be screened by the existing dwelling from the public highway, and will be in accordance with a number of other single-storey extensions that are present in the area.

With regard to the point made by Haxey Parish Council about the location of a sewer below the property in question, this is a matter that will be dealt with under the Building Regulations procedure.

Impact on residential amenity

The proposed two-storey extension to the side of the existing dwelling will have a width of 4.9 metres, and thus will be moving closer to the boundary with 8 Upperthorpe Hill. The window located in the first-floor north elevation is a bathroom window, and so will be obscure glazed, however a condition will be imposed in order to ensure that this is adhered to. The windows in the first-floor bedrooms in the south and west elevations are not considered to have a negative impact on residential amenity, and will not lead to a loss of privacy at any neighbouring dwellings.

With regard to the two-storey side and rear extension, the residents of 8 Upperthorpe Hill raised an objection on the grounds that the proposal will encroach on their property, and lead to a loss of light and privacy. The proposed works are well within the boundary of 10 Upperthorpe Hill, and even once the extension is completed, there will still be a significant separation distance between the two properties which is considered sufficient to negate any potential for overshadowing and loss of light.

As for the single-storey sun room extension to the rear of the property, it is worth noting that the occupants of 12 Upperthorpe Hill have recently been granted planning permission

to erect a conservatory in an adjacent location to the proposed sun room at 10 Uppertorpe Hill. Given the nature of this part of the proposal, the extension will not be overbearing or unacceptable, and will not have an adverse impact on residential amenity.

One neighbour has raised an objection regarding how construction workers will gain access to the property, given the narrow nature of the entrance to 10 Uppertorpe Hill from the nearby road. They have raised concerns that this could affect access to their property, and should be taken into consideration. However, this is a private matter between the applicants and neighbours, and not something that planning would seek to control. It is the responsibility of the applicant to ensure that the construction workers have necessary and adequate access to the property.

Conclusion

Although objections regarding the two-storey extension have been raised, it is considered that the extension will not result in unacceptable harm to living conditions at any neighbouring property, and will be in accordance with the surrounding character of the area. The proposal adheres to national and local policy, and is therefore considered acceptable 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: 085-16-01.

Reason

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

3.

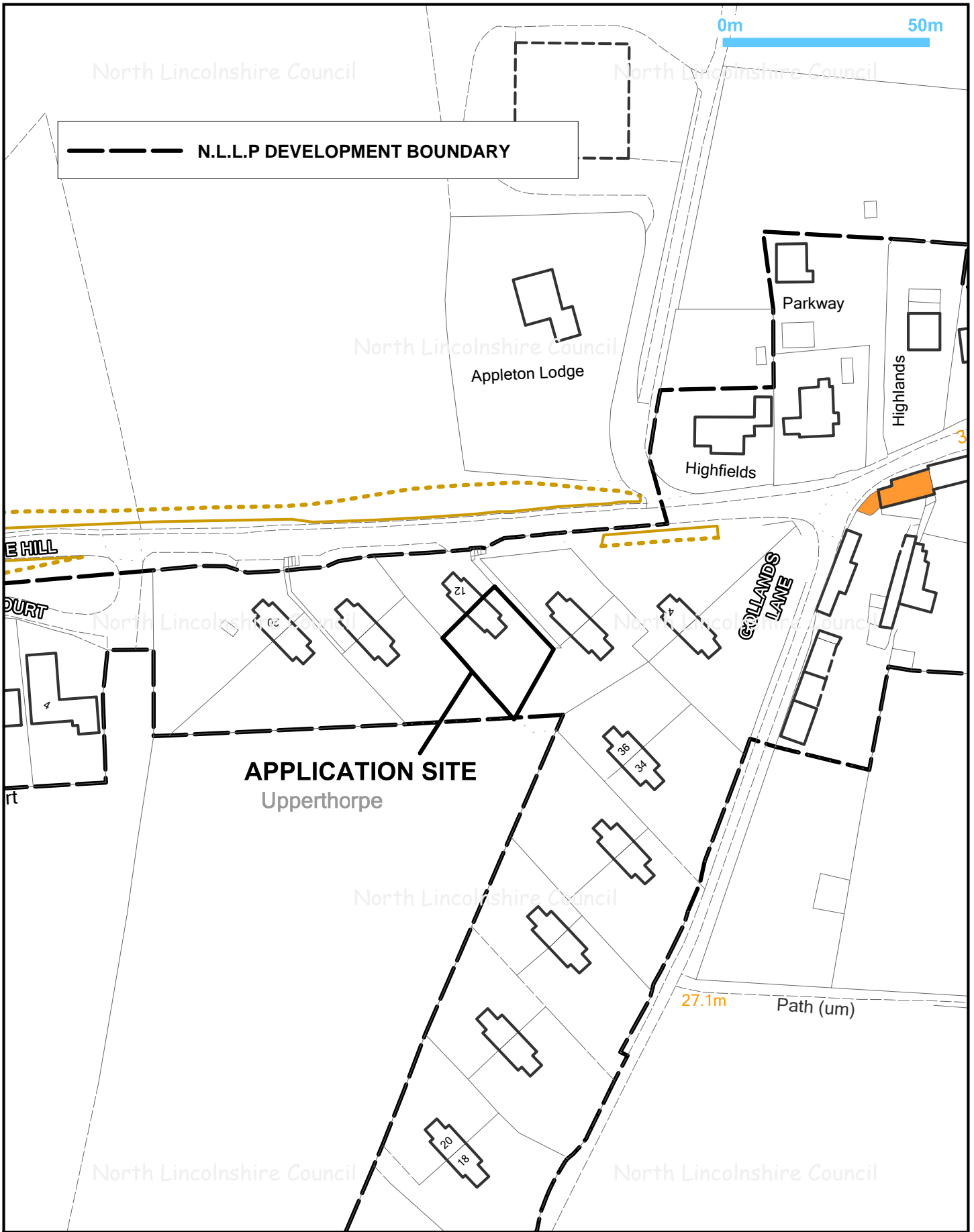
Before the two-storey extension is first occupied the first-floor bathroom window in its north elevation shall be obscure glazed and retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy 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.

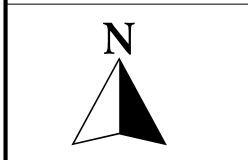


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Drawn by: Sue Barden

Date: 12/04/2016

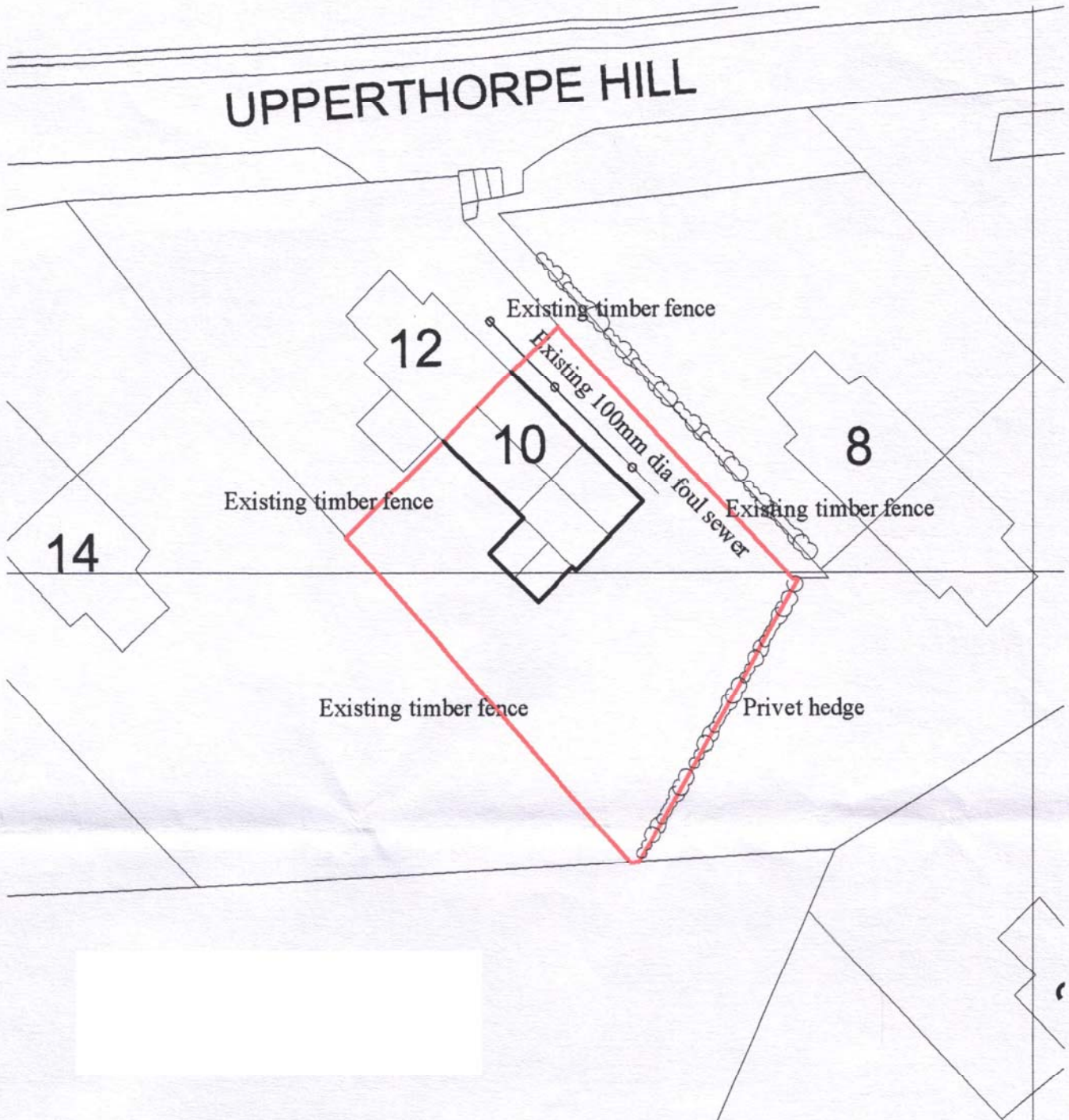
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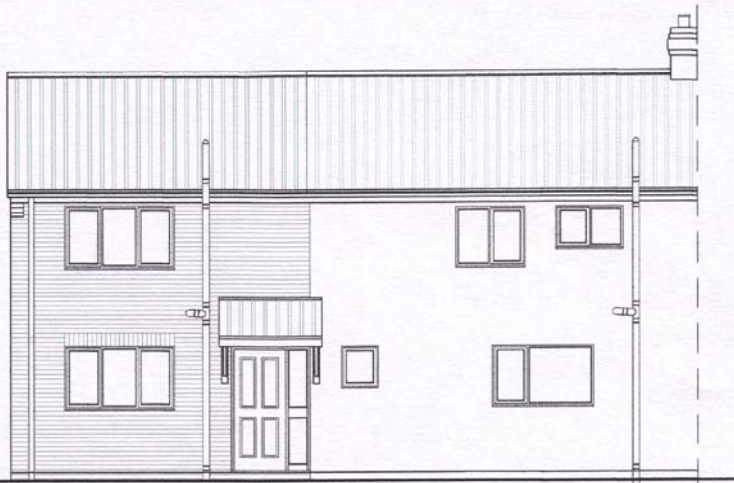
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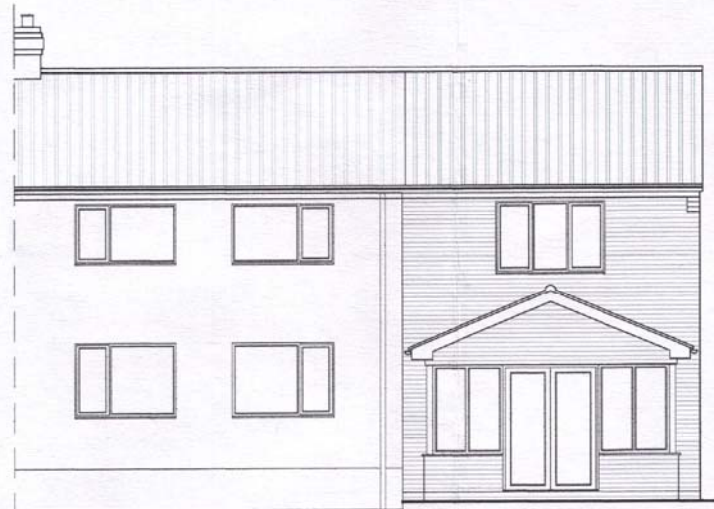
Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE



PA/2016/143 Proposed Elevations - Not to scale



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation