

APPLICATION NO	PA/2016/219
APPLICANT	Mr & Mrs David Gough
DEVELOPMENT	Planning permission to carry out alterations and increase the height of the roof to provide additional accommodation
LOCATION	28 Holme Lane, Bottesford, DN16 3RB
PARISH	Bottesford
WARD	Bottesford
CASE OFFICER	Craig Fotheringham
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bottesford Town 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.

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)

North Lincolnshire Core Strategy: Policies CS2 (Delivering More Sustainable Development) and CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No comments or objections.

Archaeology: No comments to make.

TOWN COUNCIL

Object due to the size and design being out of character with other properties and overlooking of 8 Vale Wood. They suggest frosted glass for the proposed six rear rooflights if the application is approved.

Following the submission of amended plans, the town council have no further comments to make but reiterate previous concerns.

PUBLICITY

Neighbouring properties have been notified and one response has been received from the occupiers of 8 Vale Wood raising the following concerns:

- the increase in roof height and size will be detrimental to outlook
- given that number 8 is substantially lower than Holme Lane, the proposal will lead to overshadowing
- the increase in surface area of the roof will lead to greater water run-off to local soakaways which will lead to potential flooding
- the provision of six rooflights will lead to a total loss of privacy as they will overlook garden and habitable rooms
- it is understood that previous owners of number 28 had difficulties consolidating foundations and queries whether this been considered as part of the application
- when Vale Wood was developed strict planning conditions were imposed to protect local character – the proposed development, if approved, would make a mockery of this
- the type of rooflight specified for two of the six rear windows are non-standard that open to form balconies.

ASSESSMENT

28 Holme Lane is a detached bungalow located within an established residential area. It is located within the development boundary for the settlement and is not within any designated conservation area. Holme Lane is a residential street comprising detached dwellings that are laid out in a linear development pattern with dwellings generally sited to the front and private gardens to the rear. The application site is bounded by residential properties to all sides. 28 Holme Lane has a driveway running along its eastern boundary adjacent to the neighbour's driveway and has a detached garage a short distance to the rear. Properties to the southern side of Holme Lane sit higher than those to the south (Vale Wood) with the land falling off immediately to the rear of Holme Lane. The boundary to the rear is formed by a wooden fence predominantly 1 metre high increasing to 1.8 metres towards the south-east corner where the land drops. Immediately behind the fence, within the garden of 8 Vale Wood, is a mature conifer hedge some 2-2.5 metres high when taken from the application site. Beyond the hedge is the garden area of number 8 and a detached bungalow.

Number 28 is a gable-ended bungalow, with the main roofline running parallel to Holme Lane. To the front and rear there are additional gables. The rear-facing roof comprises two gables, one with a flat roof element and a side valley which form a visually uncomfortable roof configuration. Existing materials are a red facing brick, concrete interlocking tiles and white upvc windows/doors.

Planning permission is sought to carry out alterations and to increase the height of the roof to provide additional accommodation. The proposal involves raising the height of the roof by 1.2 m and forming a new higher ridgeline with altered side gables. The existing two rear gables would be removed. To the main Holme Lane elevation a new gable would be formed

above the front entrance porch and the front door is to be moved from the side (west fronting) to facing Holme Lane.

The original application incorporated six rear-facing rooflights, two of which were large rooflights that could be opened from the top and bottom, effectively forming a small balcony, and one front-facing rooflight. Following the submission of amended plans, the two double-opening rooflights have been replaced with smaller conventional ones, with obscure glazing applied to all six rear-facing windows. The amended plans now include a further two north-facing rooflights, making a total of three to that elevation.

Materials are to match existing with Sandtoft grey plain tiles vertically hung to the front gables.

The main issues to consider in the determination of this application are whether the proposed roof alterations would have an unacceptable impact upon the residential amenity of the neighbouring dwelling to the south and whether the development would be harmful to the character and appearance of the area.

Principle

The most relevant policy in the determination of this application is policy DS5 of the North Lincolnshire Local Plan. This policy supports new residential extensions/alterations provided that they do not have an unacceptable impact on residential amenity or on the character and appearance of the area. The application site is located inside the development boundary for Scunthorpe within a residential area and as such the principle of a residential extension in this location is considered to be acceptable. However, compliance with policy DS5 is subject to the extension/alteration being acceptable with regard to visual impact and residential amenity; these issues are considered below.

Visual impact

The proposal effectively lifts the ridge by some 1.2 metres which will result in the roofline being more prominent in the street scene and to properties to the rear. Both the town council and the immediate neighbour to the rear have commented on the visual impact that the proposal will have on the character of the local area by means of unsympathetic design and scale.

Whilst the roof alteration is substantial, it is designed with a pitched roof and will be constructed of facing materials that match the existing dwelling. When viewed from Holme Lane its visual appearance, aside from a higher ridgeline, is not significantly different from existing. Surrounding properties are not uniform and display a variety of types and diversity of roof types/configurations. There is certainly no one predominating style and indeed the area's charm is partly down to the ad hoc and incremental way that it has been developed and altered over time.

For these reasons the visual impact of the roof alteration will be minimal and it is considered that it will not be harmful to the character or appearance of the area.

Amenity

The owner/occupier of 8 Dale View has objected on the grounds of the potential overlooking of their property and garden from the six rear facing rooflights and the overshadowing impact of the new roof.

Amended plans have been submitted showing that all six rear-facing rooflights are now to be obscure glazed and conventional in style and operation. It is considered that this arrangement should not result in overlooking and satisfies the town council's and neighbour's original objections. To ensure that the six rear rooflights remain obscure glazed, it is considered prudent to attach a suitably worded condition that retains them thereafter.

With regard to overshadowing, number 28 is located to the north of Dale View and, due to the orientation, is unlikely to cause any overshadowing to the south.

The proposed roof alteration will not impact on the amenity of neighbouring properties to the east, west and south due to the distances between the properties and existing screening afforded by boundary fencing and existing landscaping.

For the reasons outlined above, it is considered that the proposed development will not have any unacceptable impact on the residential amenity of neighbouring properties by virtue of loss of light, loss of privacy or overbearing impact.

Other matters

Concerns have also been raised about a potential increased flood risk due to an increase in surface water draining to local soakaways. In response, the proposal does not increase the floor area of the dwelling, only altering the roof configuration, and consequently will not result in an increase in surface water run-off.

Comments that previous owners of number 28 had difficulties in consolidating foundations and whether they are capable of further load bearing are not material planning issues and would be considered separately under Building Regulations.

Conclusion

Overall it is considered that the proposed roof alteration will not have an unacceptable impact on the character or appearance of the area, or upon the amenity of residential properties by means of overlooking, overshadowing or impact on privacy. On this basis the development complies with policy DS5 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy 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: DG/16/02, DG/16/05 REV "A" 13/04/16 and DG/16/06 REV "A" 13/04/16.

Reason

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

3.

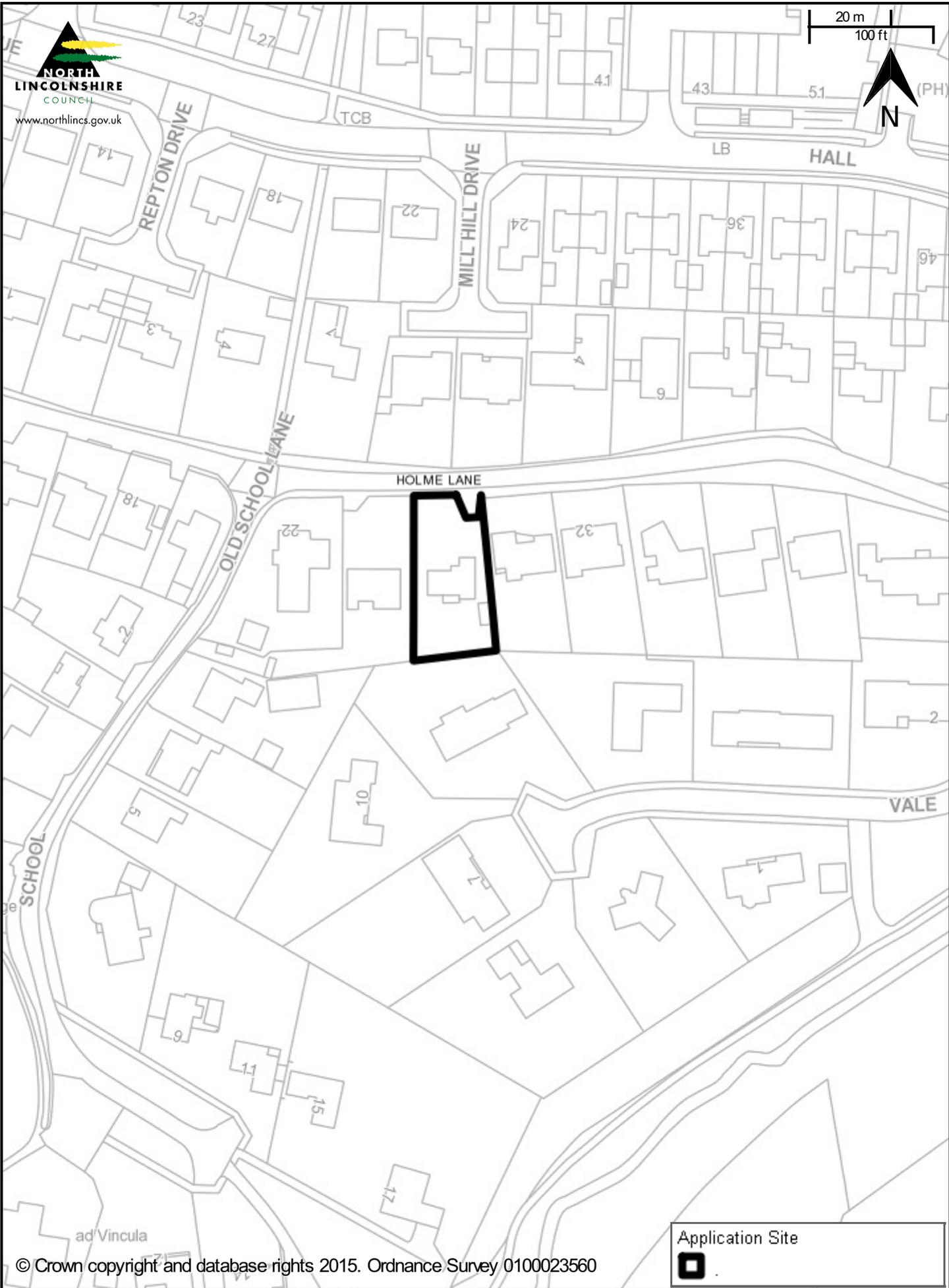
The rear rooflights shown on approved plans DG/16/05 REV "A" 13/04/16 and DG/16/06 REV "A" 13/04/16 shall be obscure glazed and shall remain so permanently thereafter.

Reason

To protect the residential amenities of neighbouring properties 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.



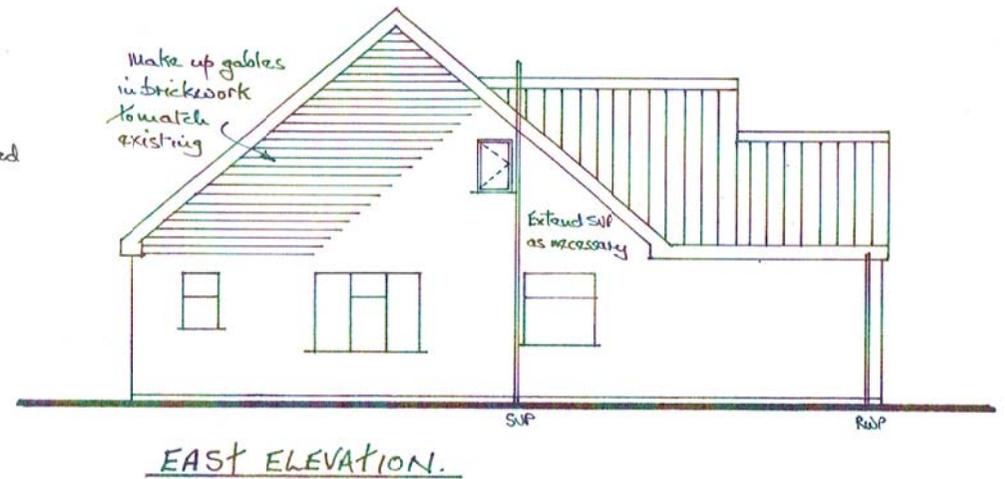
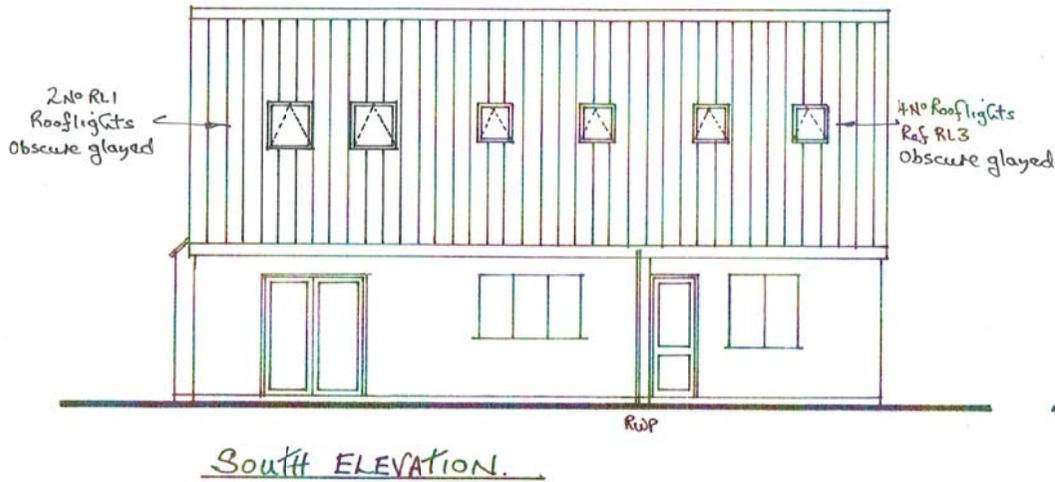
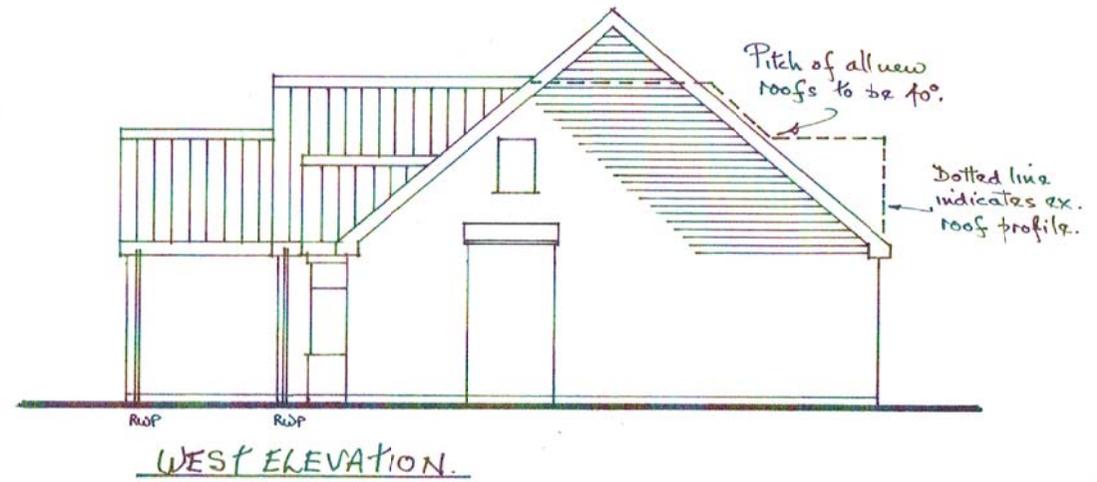
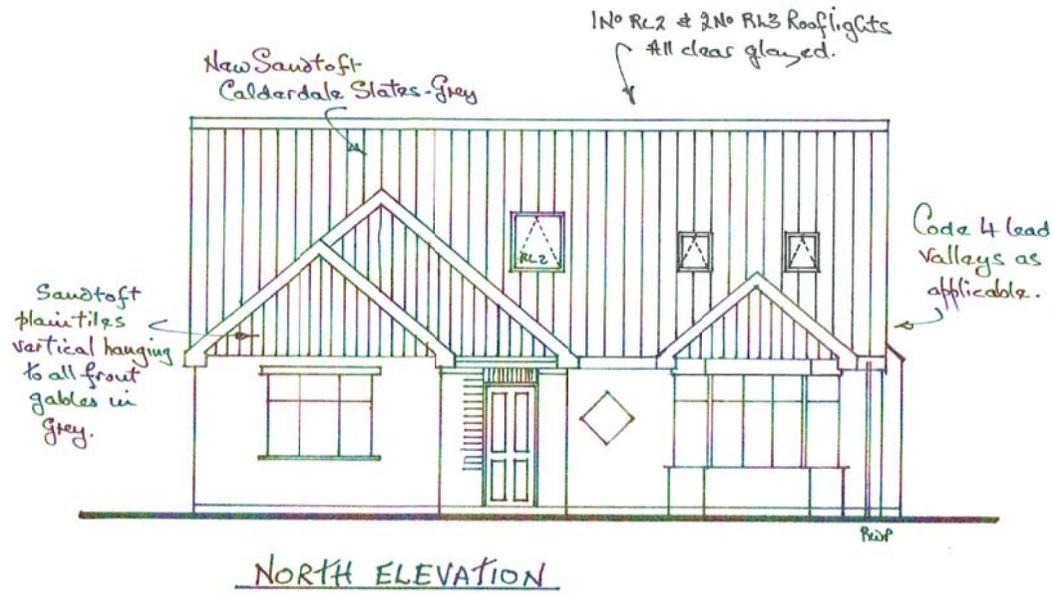
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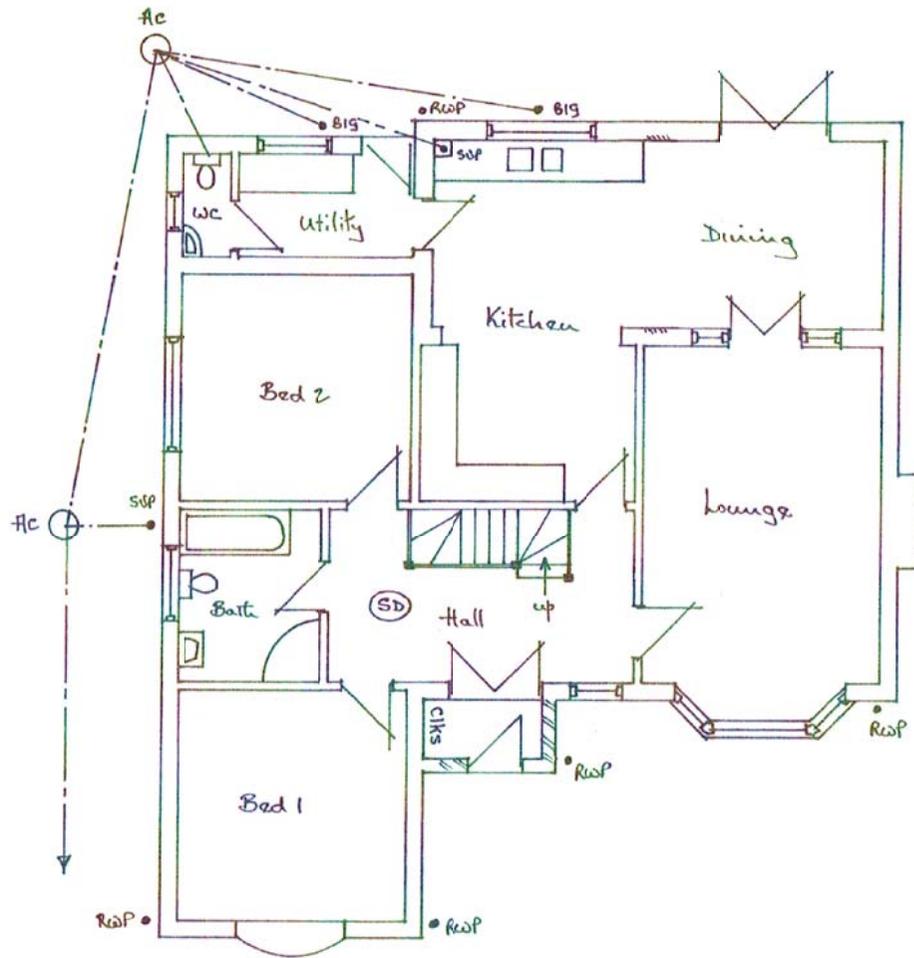
Application Site



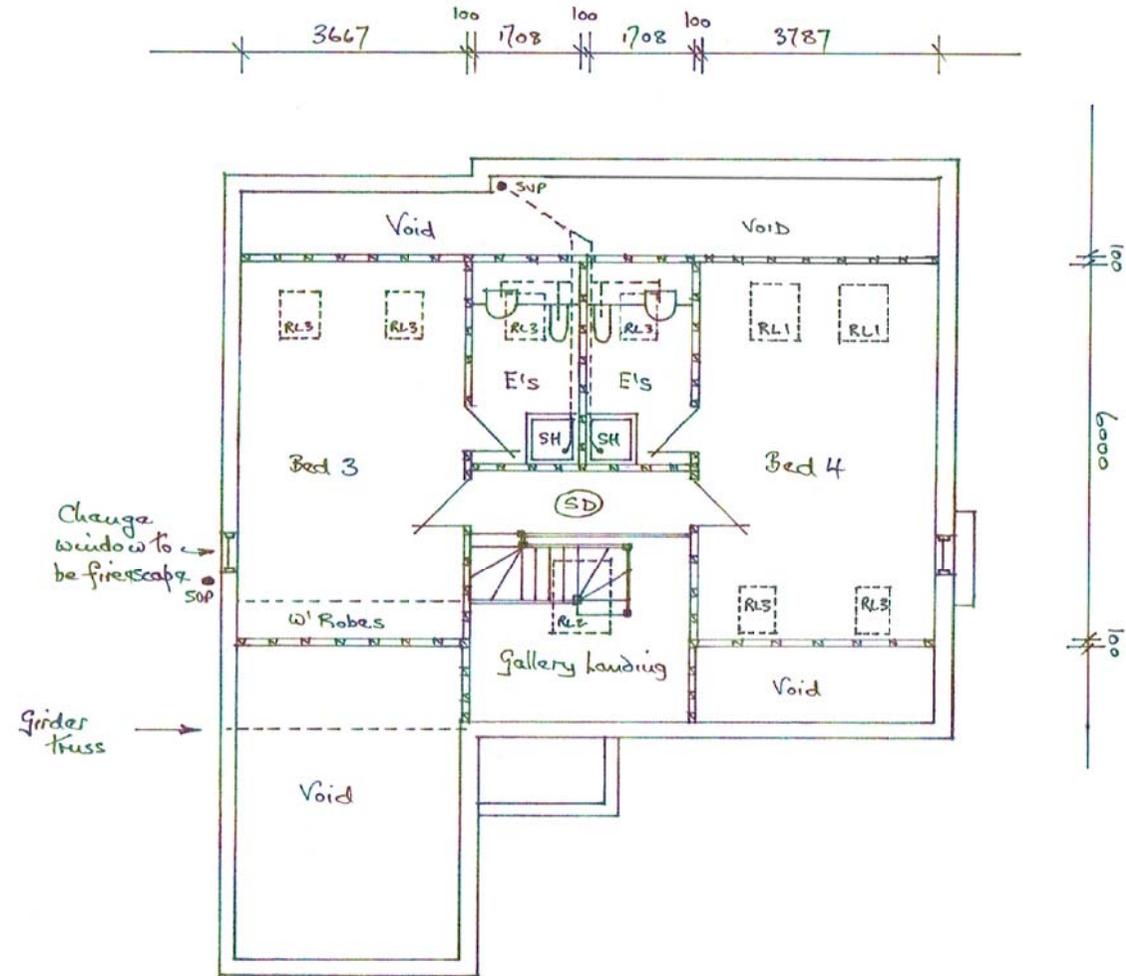
PA/2016/219 Proposed Elevations NOT TO SCALE



PA/2016/219 Proposed floor plans NOT TO SCALE



GROUND FLOOR PLAN



FIRST FLOOR PLAN