

**APPLICATION NO** PA/2016/286

**APPLICANT** Mr Jon Clayton

**DEVELOPMENT** Planning permission to erect a detached artist's studio

**LOCATION** 20 Poole Drive, Bottesford, DN17 2PE

**PARISH** Bottesford

**WARD** Bottesford

**CASE OFFICER** Leanne Pogson-Wray

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Bottesford Town Council

## **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 and DS5.

**North Lincolnshire Core Strategy:** Policy CS5.

## **CONSULTATIONS**

**Highways:** No objections.

## **TOWN COUNCIL**

Object to the proposal on the following grounds:

- Concerns over size of building and height of pitch roof. Concerns that may become a private home at a later date. Light issues at no. 16.\*

\* It is thought the town council is referring to no. 18 – the adjoining property occupied by the objector.

## **PUBLICITY**

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

- the property already has a rear extension and a studio in the garden
- loss of light to garden
- general loss of amenity to garden area.

## **ASSESSMENT**

The application site is a semi-detached bungalow on a corner plot. There are currently two vehicular accesses and parking areas serving the property: one to the rear accessed from Harrow Gardens and the main access and parking areas accessed from Poole Drive. There is a 2 metre high fence along the side boundary with Harrow Gardens and a 1.8 metre high fence along the boundary with the adjoining semi-detached property.

The bungalow has previously been extended with a full width extension to the rear. This is not illustrated on the block plan. There is also an existing timber shed to the rear and a timber studio to the centre of the garden, close to the adjoining boundary. It is proposed to remove these timber buildings and erect a brick-built artist's studio in the corner of the rear of the garden area. This building will measure 9.8 metres long, 3.6 metres wide and 4.2 metres high (2.4 metres to the eaves).

**The main issue in determining this application is whether the proposed development would have an adverse impact on the amenity of the neighbouring property.**

The concerns raised regarding this application primarily relate to the potential loss of light and subsequent loss of amenity to the rear garden area of the adjoining property. The garden serving this property is relatively small and is triangular in shape. The gardens are south-west facing. With the position of the proposed studio building, there will be overshadowing of the southern part of the garden in the mornings until early afternoon. Whilst it is accepted that there will be some overshadowing (as the building is single-storey and due to the height of the sun in the summer months), it is not considered that this impact would constitute a significant loss of amenity to the enjoyment of this garden area, to the extent that would justify refusing the application.

The town council raises concerns regarding the size of the building and potential future use. Planning permission would be required to use this building as a separate unit of accommodation and any such application would be assessed on its own merits.

## **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.

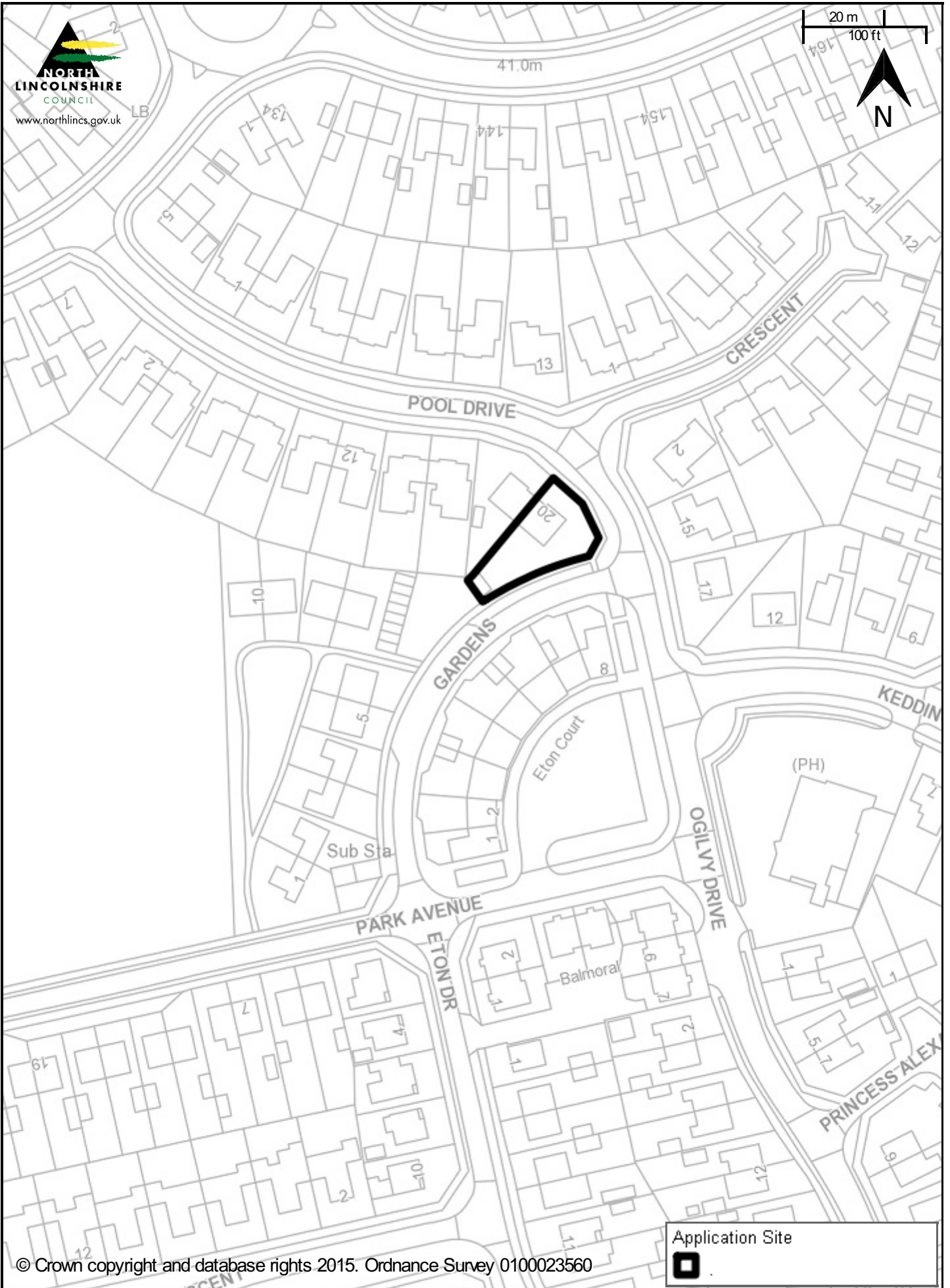
2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: C404/A1/101 rev A and C404/A1/102 rev A.

## Reason

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

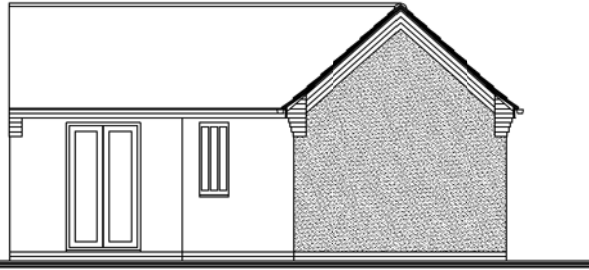
## **Informative**

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.

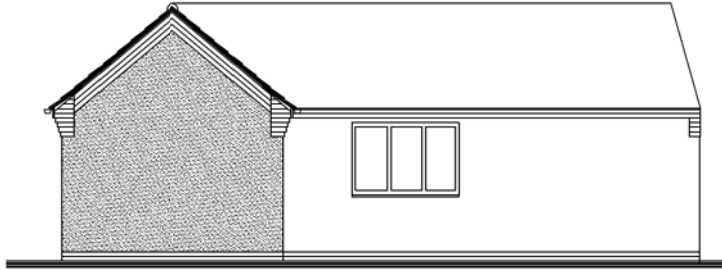


Application Site  

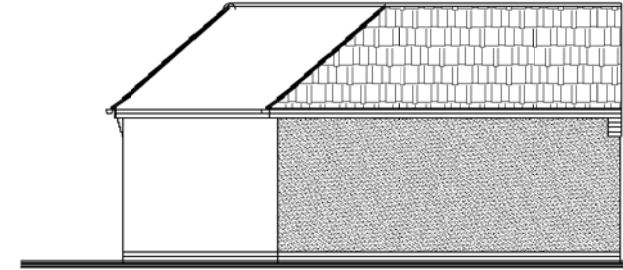

PA/2016/286 Proposed elevations and floor plans NOT TO SCALE



EAST ELEVATION



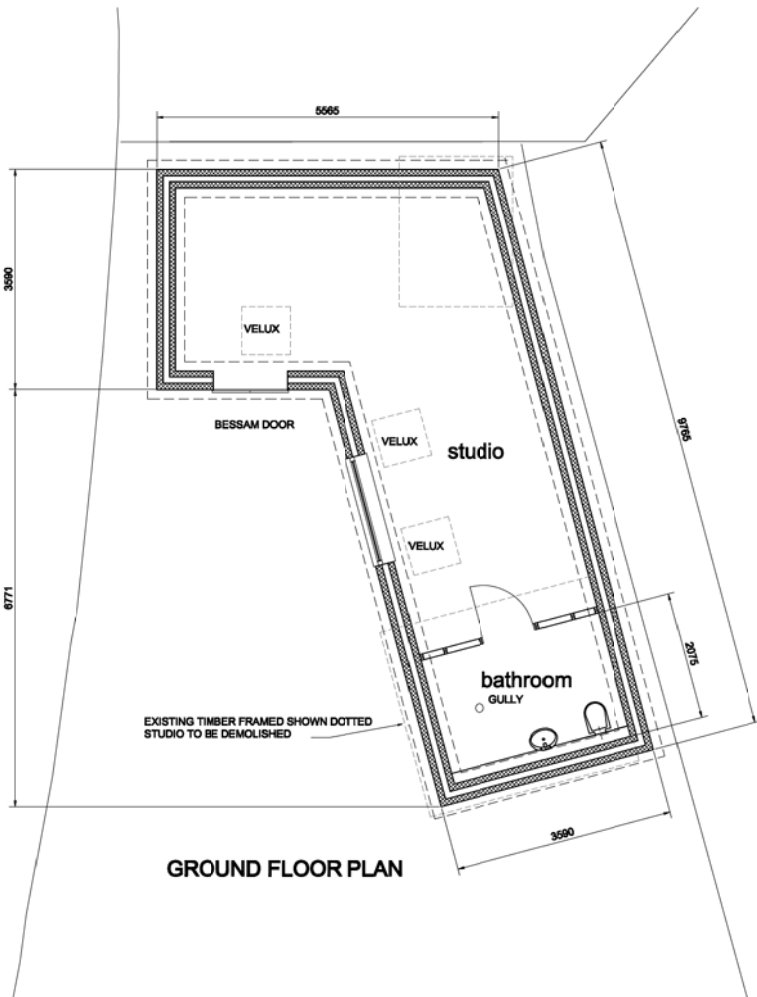
SOUTH ELEVATION



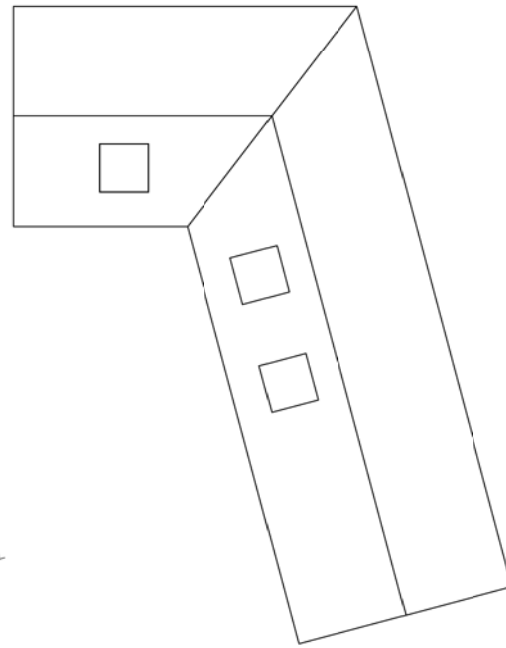
WEST ELEVATION



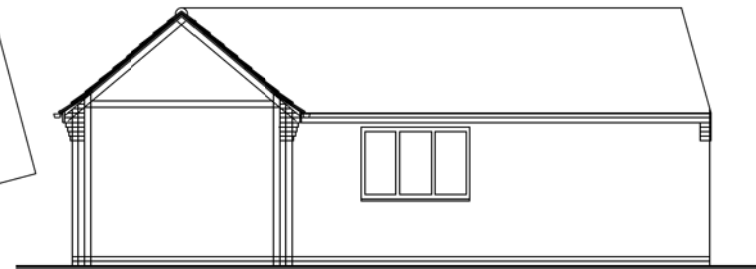
NORTH ELEVATION



GROUND FLOOR PLAN



ROOF PLAN



SECTION A-A

Proposed Studio



PA/2016/286 Proposed block plan NOT TO SCALE