

APPLICATION NO	PA/2016/441
APPLICANT	Miss Leona Roberts
DEVELOPMENT	Planning permission to erect a single-storey side and rear extension (to link dwelling to existing garage)
LOCATION	35 Stanley Road, Scunthorpe, DN15 8AQ
PARISH	Scunthorpe
WARD	Crosby and Park
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by an officer from Planning and Regeneration)

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: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Supplementary Planning Guidance 1 (SPG1) (Design Guidelines for Home Extensions)

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

CONSULTATIONS

Highways: No comments or objections.

PUBLICITY

Neighbouring properties have been notified. No comments or objections have been received.

ASSESSMENT

The application site is a two-storey semi-detached dwelling located on Stanley Road in Scunthorpe. It is located within the development boundary for the settlement and is not within any designated conservation area. Stanley Road is a residential street comprising semi-detached two-storey dwellings that are laid out in a linear development pattern with dwellings sited to the front and private gardens to the rear. The application site is bounded by residential properties to all sides. 35 Stanley Road has a driveway running along its western boundary adjacent to the neighbour's driveway and has a detached garage a short distance to the rear. There is an existing single-storey extension running along the rear elevation of the dwelling. The applicant's driveway sits marginally higher than that of the neighbours to the west.

Planning permission is sought for a single-storey side and rear extension to link the detached garage to the dwelling. The garage is to be converted to provide additional accommodation as part of the development on site if it is found to be structurally feasible or alternatively to be demolished and rebuilt as part of the new extension. A further extension is proposed to the rear of the garage which extends its depth.

The main issues to consider in the determination of this application are whether the proposed extension would have an unacceptable impact upon the residential amenity of the neighbouring dwelling to the west 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 is supportive of new residential extensions 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 having an acceptable impact with regard to visual impact and residential amenity; these issues are considered below.

Visual impact

The proposed extension is long and narrow, with only a small front elevation visible from the public highway. Whilst the extension is large, a significant proportion of its size is made up of the existing detached garage which will be incorporated into the development. The extension is designed with a pitched roof and will be constructed of facing materials that match the existing dwelling. Surrounding properties display a variety of different extensions and alterations. For these reasons the visual impact of the extension will be minimal and it is considered that it will not be harmful to the character or appearance of the area.

Amenity

33 Stanley Road to the west has a ground-floor kitchen window in its east-facing side elevation. This window is set centrally within the side elevation and as such is forward of the position of the proposed extension and will not experience loss of light as a result of the extension. Notwithstanding the above, the 30 degree test for loss of light, as set out in

SPG1, has been applied to this window and the proposed extension, due to its low eaves and ridge heights (2.5 and 3.5 metres respectively), passes this test.

33 Stanley Road has an existing single-storey extension to the rear which is part lean-to and part flat-roofed. This extension protrudes to the rear of the neighbour's dwelling approximately in line with the front of the applicant's detached garage. This property also has a detached garage which runs adjacent to the applicant's garage, but is set further back within the site and as such protrudes further to the rear. The proposed extension, whilst long, will not have a significant impact on 33 Stanley Road due to the existing extension and detached garage belonging to this property, which screen large portions of the proposed extension. This screening, coupled with the distance between the extension and the nearest habitable room windows, and the low height of the extension, prevent any unacceptable loss of light to number 33.

The proposed extension has been designed with only one window in its western elevation. This window faces onto the neighbour's utility room to the rear, serves a non-habitable room (lobby/hallway) and is proposed to be obscure glazed. A condition has been recommended securing the obscure glazing of this window. Subject to this condition the extension will not result in overlooking of number 33.

The proposed extension will not impact on the amenity of 37 Stanley Road to the east or the neighbouring properties to the rear due to the single-storey nature of the extension, existing screening afforded by boundary fencing and the distance to these properties.

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.

Other matters

Whilst part of the proposed extension sits on the driveway serving the dwelling, the majority of the driveway remains unaffected and as such there will still be off-street parking for two cars following construction of the extension. The council's Highways department has been consulted and has raised no objection to the proposed extension or loss of parking space on site. On this basis the proposed development will not have an unacceptable impact on highway safety.

The extension protrudes to the rear of the existing garage, into the rear garden of the dwelling. However, a large area of private amenity space is retained to serve the dwelling. The remaining area of garden space is sufficient to serve a dwelling of this size and as such the development will not have an unacceptable impact on the amenity of the applicant dwelling.

The proposed extension will prevent access to the rear of the property, without travelling through the dwelling. However, there is adequate space to the side of the dwelling to allow for the storage of bins.

Conclusion

The proposed extension will not have an unacceptable impact on the character or appearance of the area, or upon the amenity of residential properties. On this basis the development complies with policy DS5 of the North Lincolnshire Local Plan 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: 982.01 and 982.02.

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.

4.
Before the extension hereby approved is first brought into use the lobby window in its west-facing side elevation shall be obscure glazed and retained in that condition thereafter.

Reason

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

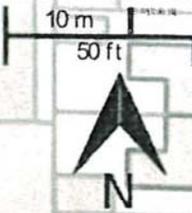
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Drawn by: Sue Barden	Date: 12/04/2016		

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PA/2016/441 Block Plan - Not to scale



13
Vicarage

9

MIRFIELD ROAD

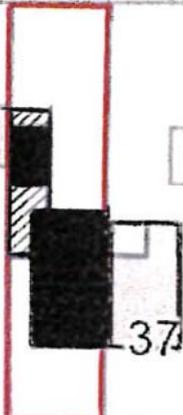
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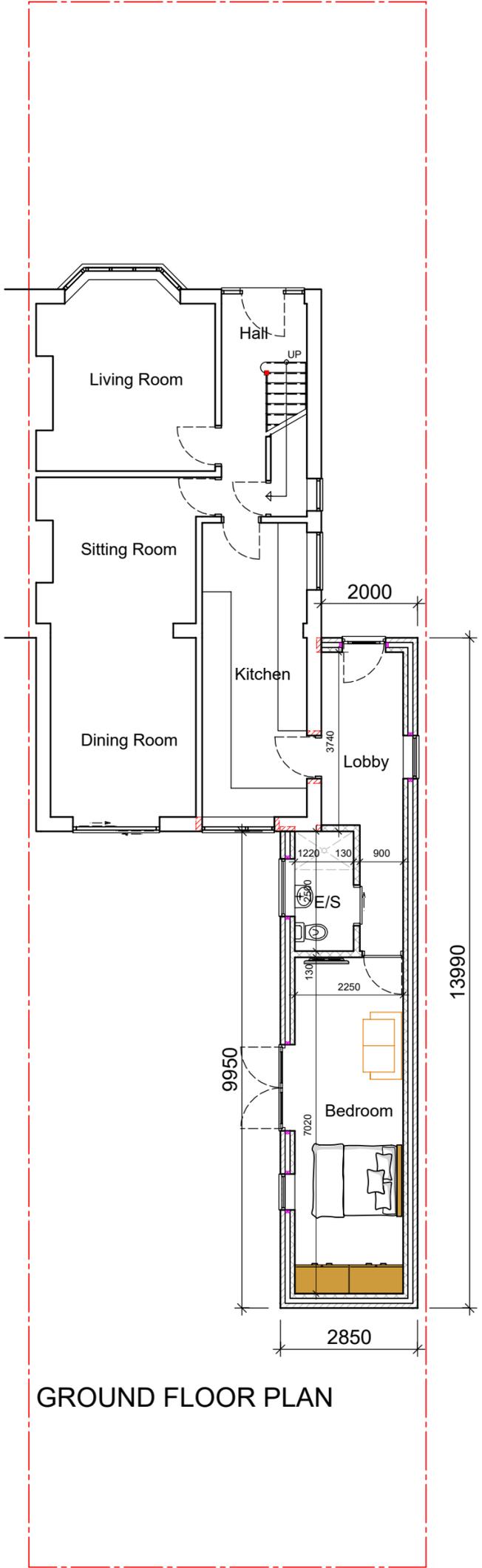
STANLEY ROAD

32

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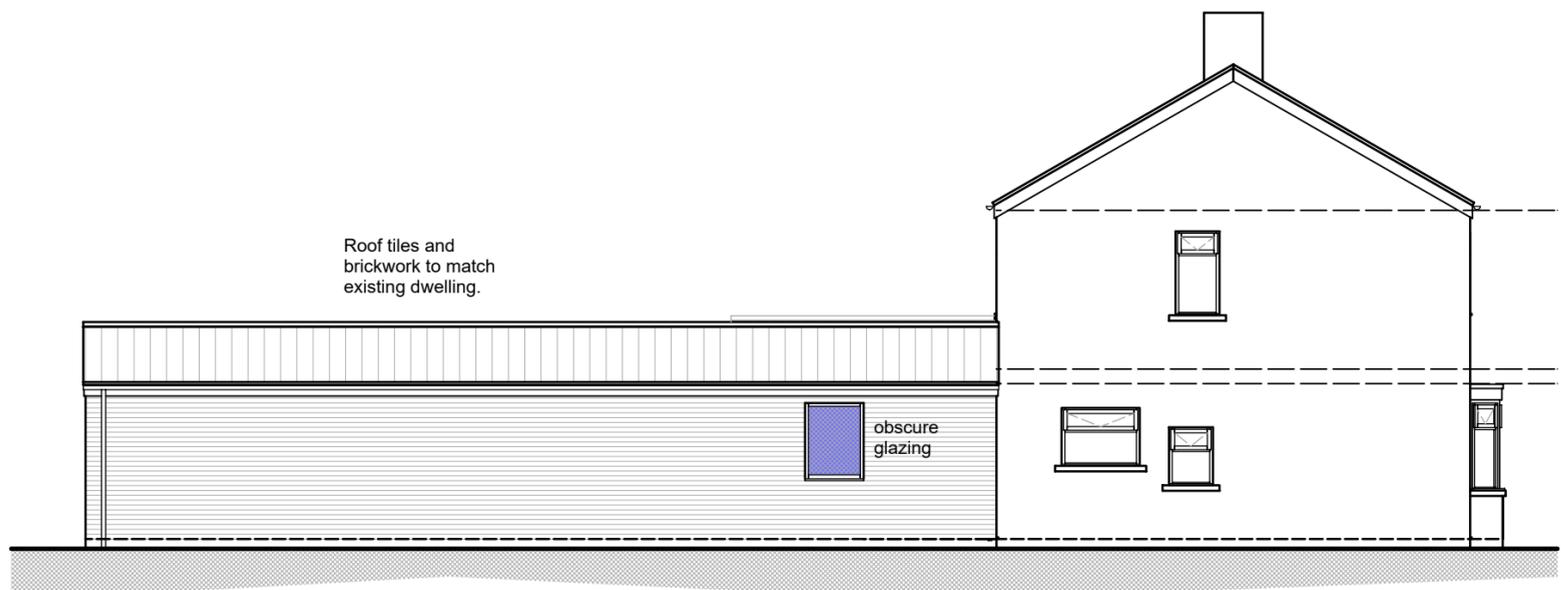
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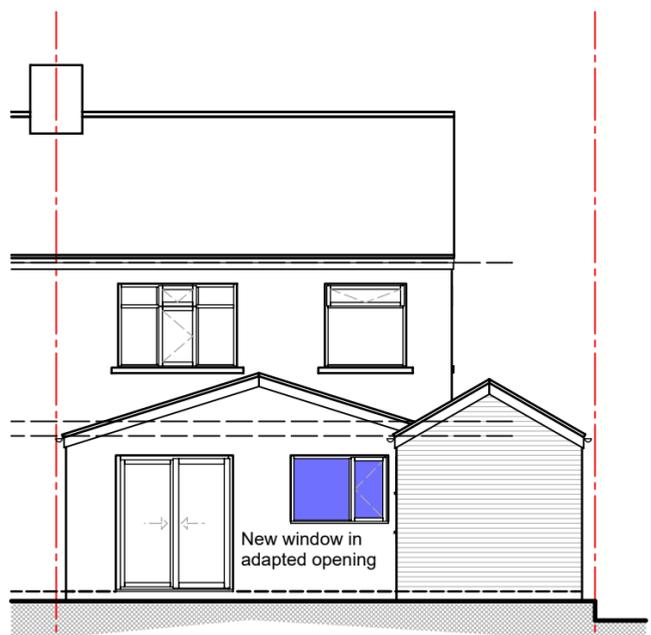
GROUND FLOOR PLAN



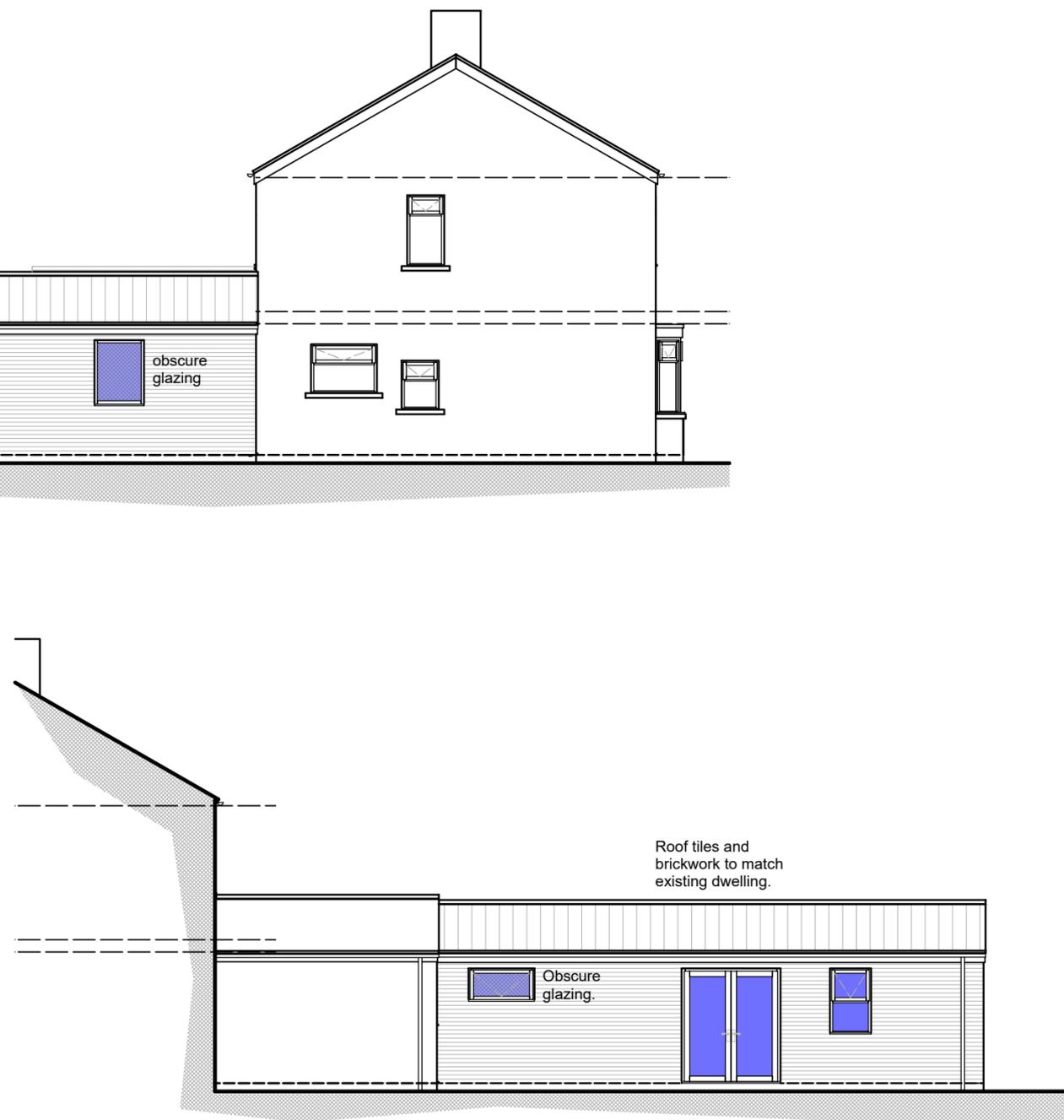
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION (adjoining property excluded)