

APPLICATION NO PA/2016/891
APPLICANT Mr Graham Lewis
DEVELOPMENT Planning permission to erect a two-storey side extension
LOCATION 35 The Meadows, Messingham, DN17 3UD
PARISH Messingham
WARD Ridge
CASE OFFICER Emma Stanley

SUMMARY Grant permission subject to conditions
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Messingham Parish Council

POLICIES

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

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: Does not wish to restrict the grant of permission.

PARISH COUNCIL

Objects on the grounds that the proposal is over-development of the site, changes the street scene and results in loss of light to neighbouring properties.

PUBLICITY

Neighbouring properties have been notified. Two letters have been received raising the following issues:

- the rear extension would be close to the boundary which would result in a significant loss of daylight to a dining kitchen window which has been enjoyed for 25 years
- the proposal is contrary to SPG 1

- the estate is primarily detached houses; this is the only pair of semis but looks like a detached dwelling; the extension will make the property out of keeping with the area
- the extension looks like an appendage rather than part of the original house and is out of proportion
- the existing garage would no longer be accessible as the new carport is too narrow
- the extension would be built over a drain which, should it get blocked, would prevent drainage for neighbouring property
- concerns that a joint paved area may be damaged during construction
- the extension would block views of the countryside behind the application site
- the window details are out of keeping
- the proposal would set a precedent for other extensions in the area not in keeping with their surroundings
- construction traffic would obstruct access, cause dangerous manoeuvres, result in cars parking in the highway, and limit access and free flow for surrounding residents.

ASSESSMENT

Planning permission is sought to erect a two-storey side extension on a semi-detached dwelling in the settlement boundary for Messingham. The original application included a single-storey extension to the rear, but the size of this is within the current permitted development limits for a semi-detached property (no more than 3 metres deep and no more than 4 metres high with eaves level less than 3 metres) and has been omitted from the description of the proposal. The side extension would provide a first-floor bedroom extension with en suite, with a covered passageway at ground-floor level. The extension would be set back from the front elevation, level with the existing rear wall. The extension would also be lower than main roof height of the property.

The main issues in the determination of this application are whether the proposal would have an adverse impact on the amenities of neighbouring properties and/or on the character of the street scene.

The application site is located within an established residential part of Messingham village. The house types on the estate are varied, but are mainly detached properties. The proposal seeks permission to erect a side extension on a semi-detached dwelling. The extension is subordinate to the main house, set in from the front elevation and lower than the height of the main roof. The extension is proposed to be built up to the boundary with the neighbour to the north but this is not considered to be out of keeping with the character of the estate as many properties in the area are built close to at least one of their side boundaries with limited gaps between properties which, in some instances, fill the width of the plot. The frontage of the extension has been designed to match the frontage of the original property, with a dormer window to match. It is not considered that the proposal would be detrimental to the character of the street scene or that such an extension would be out of place on this residential estate.

Concerns have been raised by residents and the parish council that the proposal would have an adverse impact on residential amenity due to loss of light. However, no habitable room windows would be affected by the proposed side extension and therefore no loss of light would occur. Comments have been made about the erection of a rear single-storey extension, but this is permitted development and is not being considered as part of this application. Loss of view is not a planning matter, and issues during construction in relation to parking and access are private matters not controlled through the planning process. The parish council has commented that the proposal is over-development, however sufficient garden and parking facilities would still be available for the occupants to enjoy once the proposal has been completed. Issues regarding blocked drains are, again, a private matter and, whilst precedent has been referred to, each application is judged on its own merits: if any future extensions are proposed on surrounding properties, they will be assessed on a case by case approach.

No objections have been received from the highways department in relation to access and parking arrangements.

The application is considered to be in accordance with the policies in the adopted local plan in that it is acceptable in terms of scale, design and appearance, and will not harm the amenities of nearby residents. The application is therefore 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.

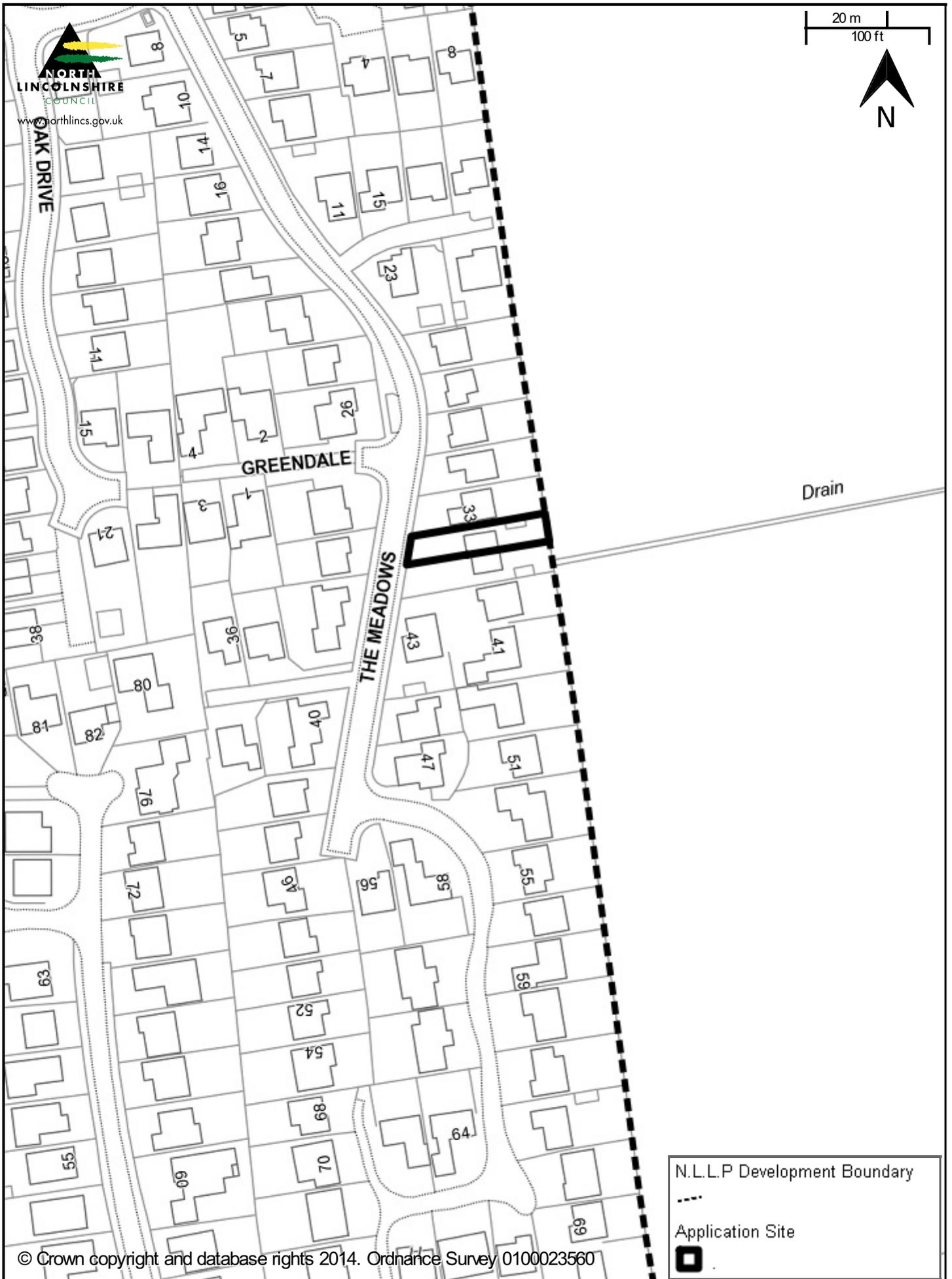
The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2016/891/01 and PA/2016/891/02.

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.



N.L.L.P. Development Boundary



Application Site



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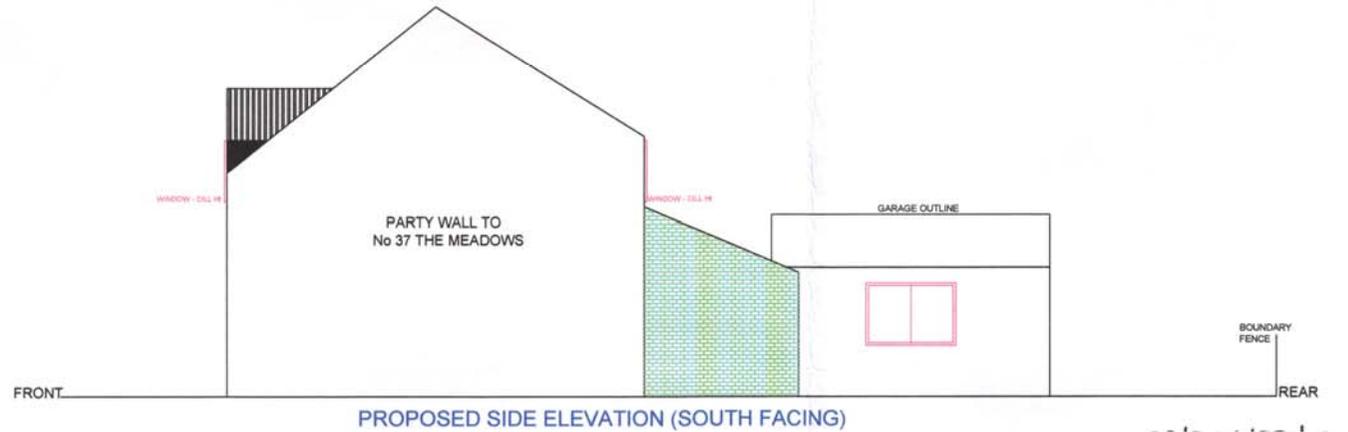
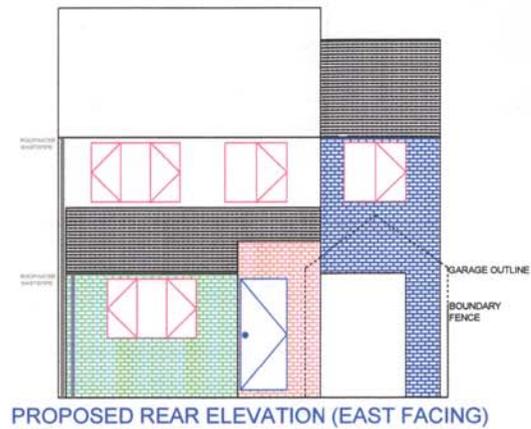
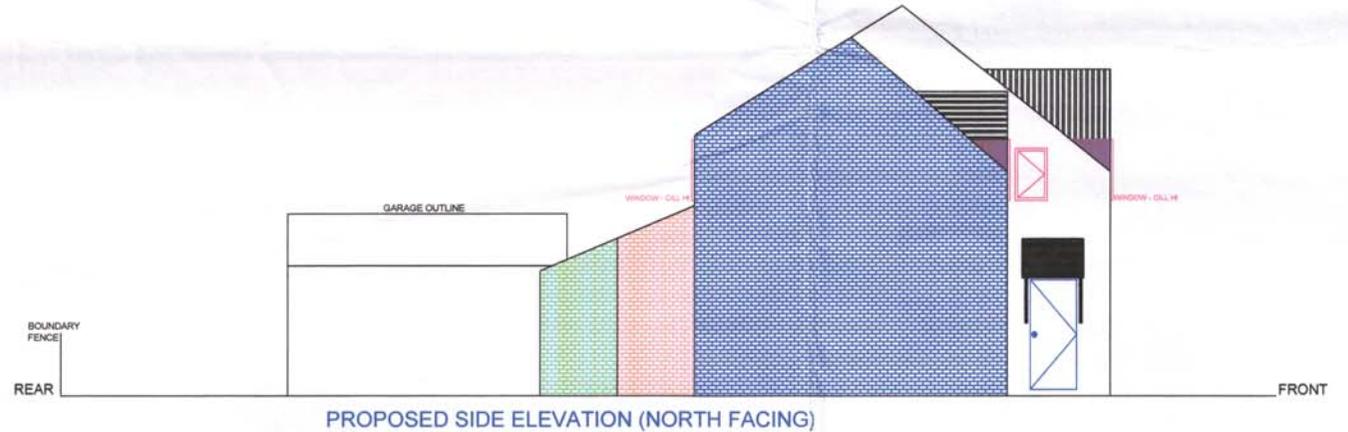
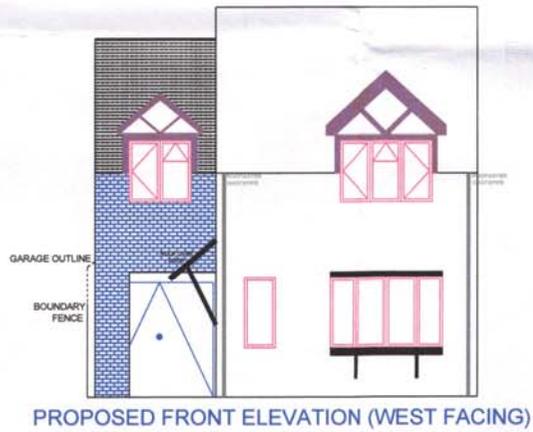
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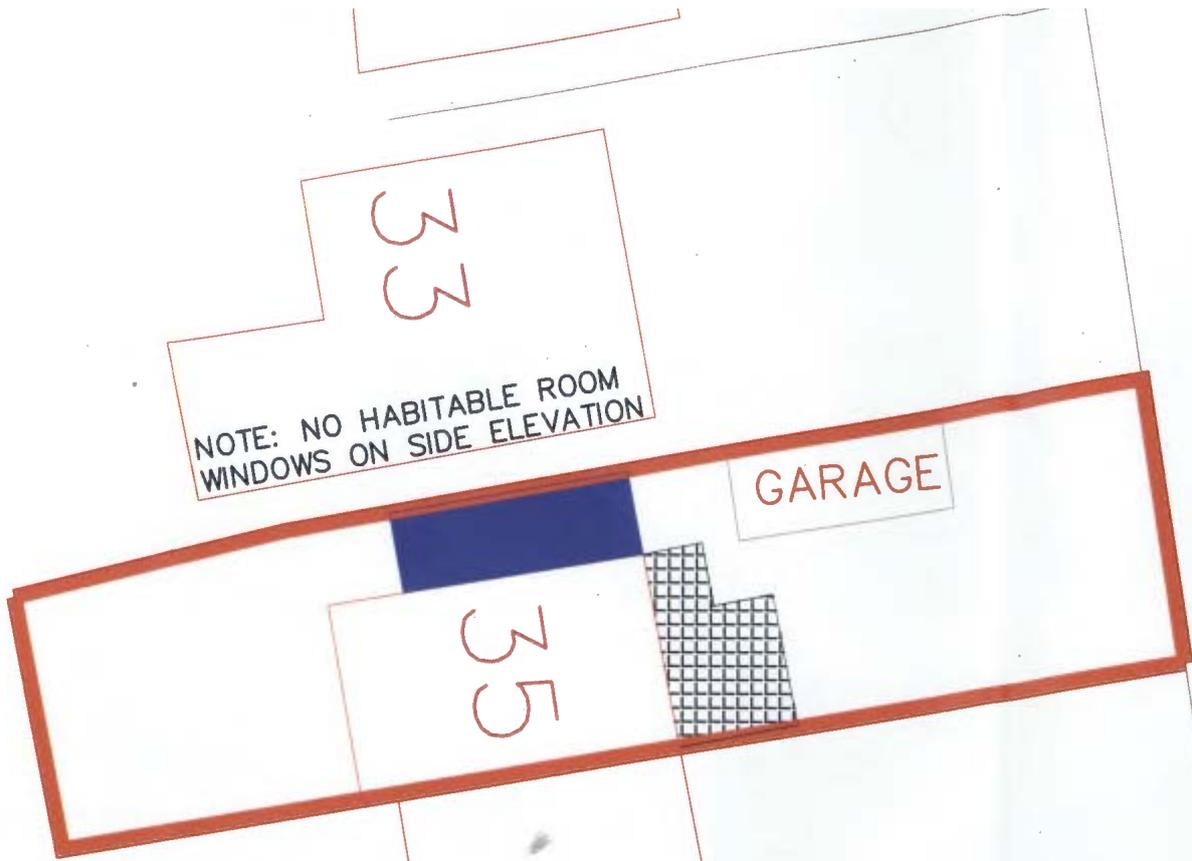
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PA/2016/891 Proposed Elevations - Not to scale



PA/2016/891 Proposed Block Plan - Not to scale



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PA/2016/891/01

DEVELOPMENT CONTROL	
10 JUN 2016	
DATE RECEIVED	
Referred To	