

APPLICATION NO PA/2016/1226

APPLICANT Mr David Maxwell

DEVELOPMENT Planning permission to erect a single-storey extension

LOCATION 29 Rochdale Road, Scunthorpe, DN16 3JQ

PARISH Scunthorpe

WARD Ashby

CASE OFFICER Leanne Pogson-Wray

SUMMARY RECOMMENDATION **Refuse permission**

REASONS FOR REFERENCE TO COMMITTEE Agent request to address the committee

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: DS1, DS5 and SPG1.

North Lincolnshire Core Strategy: CS1, CS2, CS3 and CS5.

CONSULTATIONS

Highways: No objections.

PUBLICITY

Neighbouring properties have been notified by letter. No comments have been received.

ASSESSMENT

The application property is a red brick semi-detached house on a corner plot. There is a hipped roof to the front and a gable roof to the rear. There is an existing single-storey projection to the rear. There is a driveway to the front/side of the property.

There is a high hedge to the rear boundary and a 2 metre high hedge to the side boundary. The boundary to the adjoining semi is not perpendicular to the dwellings, the boundary splaying outward towards the rear of the site. There is a fence along this adjoining boundary. The adjoining property has a single-storey extension to the rear, with two

windows in the extension. There is also a detached garage in the rear garden of the property.

A recent planning application was refused on this site under PA/2016/650. This application was for a two-storey extension to the rear of the dwelling, covering a similar footprint to what is proposed under this application. It was refused on the following grounds:

1.

The proposed extension, by virtue of the height, depth and siting, would have an adverse impact on the amenity of the adjoining property by way of loss of light, loss of privacy, overshadowing and overbearing impact. The proposal is therefore contrary to policies DS5 and SPG1 of the North Lincolnshire Local Plan.

2.

The proposed extension by virtue of the size, bulk and design would constitute overdevelopment of the site and would be out of character with both the existing dwelling and the character and appearance of the street scene. The proposal is therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, CS5 of the Core Strategy and the provisions of the National Planning Policy Framework.

The main issues in determining this application are whether the proposal would have an adverse impact on the amenity of neighbouring properties or on the character and appearance of the existing dwelling and the surrounding area.

This proposal is for a single-storey extension to the rear of the dwelling. The extension would project 10.1 metres from the rear of the existing dwelling (to the rear boundary) along almost the full width of the house. The eaves height would be 2.5 metres and ridge height 4.5 metres. A ground floor kitchen and WC window are proposed in the northern elevation which, whilst screened in part by the existing fence, would result in some loss of privacy to the neighbour and poor outlook from these windows.

The 45 degree test has been applied in accordance with SPG1. The 45 degree line is significantly infringed from the rear extension of the adjoining property. It is considered that, due to the size, bulk and depth of the extension, the proposal would have a significant adverse impact on the amenity of the adjoining property by way of loss of light, loss of outlook, overshadowing and overbearing impact, particularly as the extension would be the depth of the garden. The proposal is therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

When viewed from the side (which, due to the orientation of the dwelling, is facing onto Rochdale Road), the extension would appear excessive and out of character with the design of the existing dwelling and that of the neighbouring properties. Whilst the hedges to the side boundary provide some screening, it is considered that the proposal would have an adverse impact on the character and appearance of both the existing dwelling and the street scene.

The proposal is considered to be excessive for the size of the host dwelling and would be over-development of the site. The impacts that the extension would have on the adjoining property and character of the area are also considered unacceptable and contrary to the above policies. Whilst some aspects of the previous refusal have been addressed with the

removal of the first floor, the depth, siting and design of the proposal and its subsequent impacts on the neighbouring property are still considered unacceptable.

RECOMMENDATION Refuse permission for the following reasons:

1.

The proposed extension, by virtue of its depth and siting, would have an adverse impact on the amenity of the adjoining property by way of loss of light, loss of privacy, overshadowing and overbearing impact. The proposal is therefore contrary to policies DS5 and SPG1 of the North Lincolnshire Local Plan.

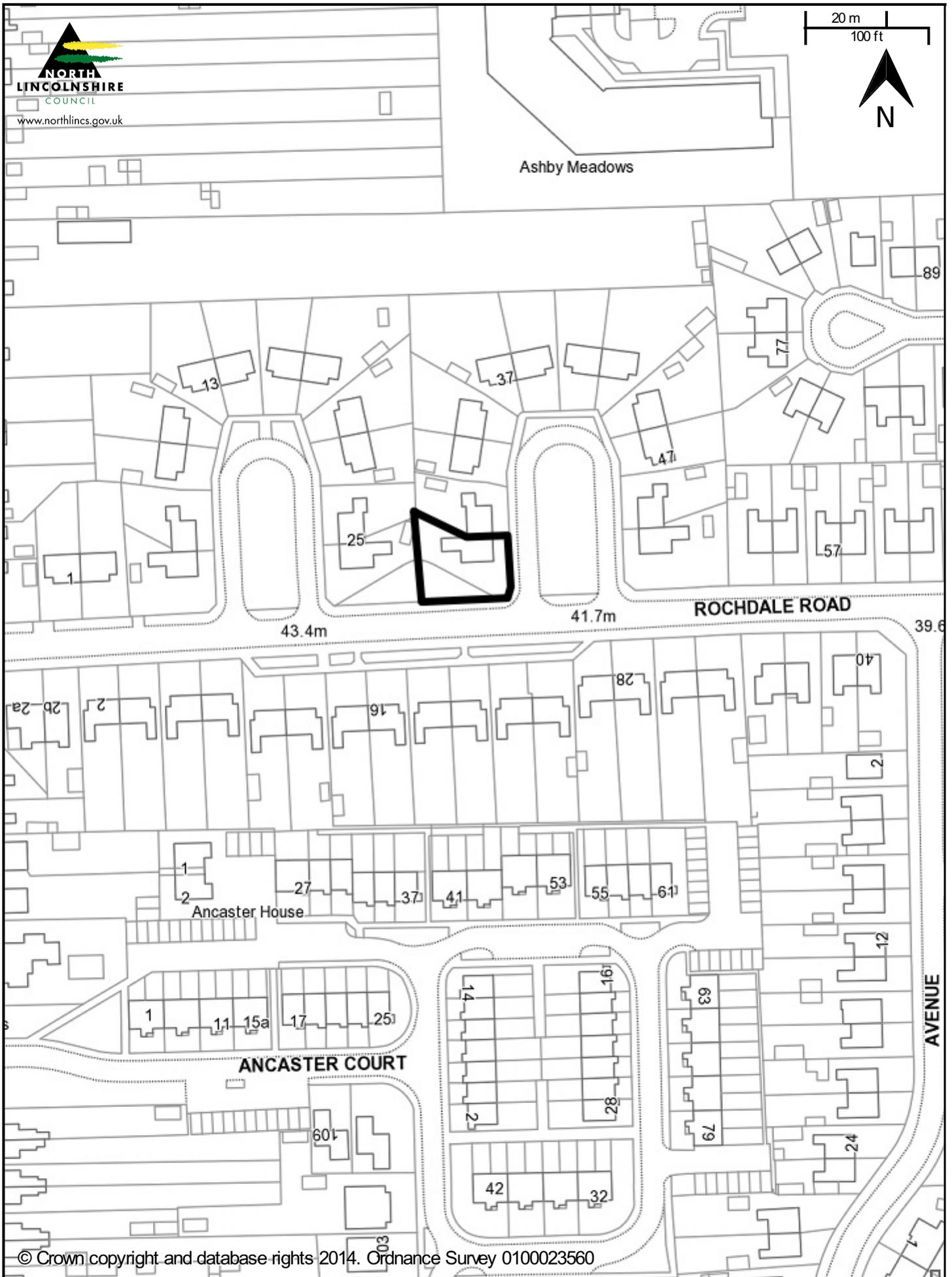
2.

The proposed extension, by virtue of its size, bulk and design, would constitute over-development of the site and would be out of character with both the existing dwelling and the character and appearance of the street scene. The proposal is therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, CS5 of the Core Strategy and the provisions of the National Planning Policy Framework.

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.

Ashby Meadows





ROCHDALE ROAD

Proposed Site Layout

