

<b>APPLICATION NO</b>	<b>PA/2016/1345</b>
<b>APPLICANT</b>	Mr & Mrs S Frost
<b>DEVELOPMENT</b>	Planning permission to carry out extensions including an increase in roof height to provide first-floor accommodation
<b>LOCATION</b>	Olcote, Station Road, Sturton, DN20 9DW
<b>PARISH</b>	Scawby
<b>WARD</b>	Ridge
<b>CASE OFFICER</b>	Tanya Coggon
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Contrary to policy

## **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 56 states that the Government attaches great importance to the design of the built environment. 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 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development including individual buildings.

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 63 – in determining applications great weight should be given to outstanding or innovative designs which raise the standard of design more generally in the area.

**North Lincolnshire Local Plan:** Policies DS1, DS5, RD2, RD10 and SPG1 apply.

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

## **CONSULTATIONS**

**Highways:** No objection.

## **PARISH COUNCIL**

No objections.

## **PUBLICITY**

Advertised by site and press notice, and adjoining properties notified. Three letters of objection have been received from the same objector in response to the original and amended plans which raise the following issues:

- The proposal would result in loss of sunlight and daylight to a conservatory and garden, and overshadowing.
- A footpath between the properties would receive little light and become green and slippery.
- A Juliet balcony and large windows and doors in the rear elevation would overlook a conservatory and garden.
- The first-floor study window would overlook garden.
- All first-floor windows should be obscured glazed.
- The dwelling would dominate the area.
- The scale of the development is not in proportion with the adjoining dwelling.
- Ground floor windows and door overlook and should be screened by a 2 metre close-boarded fence.

## **ASSESSMENT**

Planning permission is sought to carry out extensions to the rear and front to 'square' the building off. In addition it is proposed to increase the roof height to provide first-floor accommodation within the existing detached bungalow.

The building will be increased by 79% in terms of volume, largely due to the new first-floor being provided. The design of the existing dwelling will be substantially altered. The front and rear elevations will both have a large gable end incorporated into the design with the front gable rendered and timber clad and the rear elevation rendered. There will be one gable end on the northern elevation as there is on the existing but the new gable end will be a steeper pitch and rendered. There are two brick gable ends on the existing southern elevation. It is proposed to retain the two gable ends, which will be a steeper pitch and will be both rendered. The building, in terms of its design and materials, resembles a more rural building such as a farmhouse with a modern twist than the existing 1970's bungalow on the site.

The site lies within Sturton but within the open countryside. The property is a bungalow and is the last property when travelling in a southerly direction out of Sturton towards

Hibaldstow. The site is bounded by a residential bungalow to the north (Keppel) which is where the objector lives. To the east and south are open fields. To the west is a paddock area owned by the applicant. The application site is similar to an L-shape as the site runs northwards to the rear of Keppel and Rose Cottage. Station Road comprises a ribbon development of residential properties containing a mix of housing types and designs.

**The main issues in the determination of this planning application are the principle of the development, its impact on residential amenity and its impact on the character and appearance of the locality.**

### **Principle**

The site is located within the open countryside. Policy RD2 of the North Lincolnshire Local Plan states that development in the open countryside will be strictly controlled and only permitted for certain types of development which include a replacement, alteration or extension of an existing dwelling. Policy RD10 of the North Lincolnshire Local Plan permits proposals to replace, extend or alter dwellings in the open countryside subject to:

- ii) the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20% exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;
- iii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- iv) the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

The proposal results in a dwelling which is approximately 79% larger in volume than the existing bungalow located on the site. The maximum height of the dwelling will be 6.9 metres. The existing dwelling is a maximum height of 5.7 metres. The building will obviously be more visible and prominent in the street scene and on the landscape than the existing situation. However, the existing bungalow is single-storey and to provide first-floor accommodation will result in an increase in roof height and substantial alterations to the roof which will always substantially increase the volume of the building.

In this case a good modern design, which also incorporates traditional features, has been submitted that is a substantial improvement on the rather bland design of the existing bungalow. The application site is the first/last residential property into and out of Sturton and therefore acts as the focal point of the edge of the settlement. As a result, the modern design that retains the rural character of Sturton but provides a visual improvement to the settlement is supported in design terms within the National Planning Policy Framework, policy CS5 of the Core Strategy and policies RD10, DS5 and DS1 of the North Lincolnshire Local Plan. Therefore, on balance, although the extension is larger than is normally permitted, due to the design submitted, which is a substantial improvement on the existing situation on the site, and the design providing a focal point for the edge of the settlement which improves the appearance of the area, it is considered that there is sufficient justification for overriding part ii) of policy RD10 and permitting this large extension.

### **Impact on residential amenity**

The impact on residential amenity must be assessed under policies RD2, RD10, DS1, DS5 and SPG1 of the North Lincolnshire Local Plan. In this particular case, the only residential

property directly affected by this development is Keppel which is located to the north of the application site. This property is a modest single-storey brick-built detached bungalow. This bungalow is located 1.1 metre from the application site boundary and 2.2 metres from the applicant's dwelling. The southern elevation faces open fields and therefore has no impact on any neighbours. In terms of the proposed extensions to the front and rear, these square the building off with the dwelling being increased in height to form the first-floor accommodation. The front of the building, when extended and increased in height to form the gable end, will still be located just behind the neighbour's property, therefore there will be no loss of amenity to the front of the neighbour's property.

In terms of the rear elevation, following concerns from the objector, the applicant has amended the plans to remove a Juliet-style balcony on the rear elevation and reduce the size of the main feature window in the rear elevation at first-floor level. These amendments have removed overlooking from the rear elevation into the objector's garden and conservatory.

The extension proposed on the rear elevation is to 'square off' the dwelling adjacent to the objector's property. The proposed extension will not project beyond the objector's small conservatory located at the rear. There is a distance of 2.2 metres between the objector's conservatory and the proposed extension. The neighbour's conservatory is fairly small, being 1.9 metre deep and 4 metres wide. Although the extensions will result in the dwelling being higher than it is at present, the main light source to this conservatory is from the west which will not be affected by the proposed extension. There is no breach of the council's 45 degree rule set out in SPG1 in relation to the objector's small conservatory. In terms of the council's 30 degree rule set out in SPG1 there is a breach of this rule. However, the roof of the extension in relation to the conservatory slopes away from the neighbour's property with the extension tucked behind most of the neighbour's conservatory. As a result, any loss of light or overshadowing from the extension to this conservatory and the rear garden will be very minimal as light will still be received from the west.

In terms of the flank elevation, the objector has three obscure-glazed windows in the flank elevation. The proposed extension will have a utility window and door, WC window and en suite window at ground floor. These windows are not habitable rooms and as the objector's windows in the flank are all obscure-glazed no overlooking will be caused. It would be unreasonable to request the applicant to install a 2 metre high fence along the shared boundary to screen the ground-floor windows when they do not overlook the objector's windows. The windows serving an en suite and WC would normally be obscure-glazed, but planning conditions can also be used to ensure this occurs. At first floor a bathroom window and a bedroom/study window is proposed. Again the bathroom window will be conditioned to be obscure-glazed. The bedroom/study window will look onto the roof of the objector's property. The view from this window is restricted as the objector's property runs parallel and 2.2 metres from the applicant's dwelling. The window is sited approximately 7 metres from the applicant's patio/garden. As a result, any overlooking into the objector's patio/garden will be negligible due to the restricted view from this window.

In terms of the objection that the building is not in scale with the adjoining property, this is noted. The objector's property is a modest single-storey bungalow. The applicant has submitted a streetscape elevation with the dwelling as proposed to be extended and the neighbour's dwelling shown on the drawing. The proposed extension only increases the overall height of the dwelling by just over 1 metre. Whilst the extension does increase the scale of the building, it will not result in any demonstrable harm being caused to the objector's property. Further to the north are larger properties, some of which are two-storey.

These dwellings are of differing designs. As a result the proposed extensions to the dwelling cannot be considered to be out of character with area or be domineering within the street scene. The proposal therefore accords with policies RD2, RD10, DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

The comment from the neighbour that the path between the two properties will become green and slippery is noted. The regular maintenance of the path such as weeding, sweeping and cleaning should overcome this problem.

### **Impact on the character and appearance of the locality**

In terms of impact on the character and appearance of the locality, the proposed design is a substantial improvement on the existing situation. The design is a modern design that incorporates traditional features and materials which reinforce the rural character of Sturton but also raises the standard of design in this area of Sturton. The ribbon development of properties to the north are a mix of housing styles and designs of differing scales. This building provides a focal point to the edge of the settlement and has a 'wow' factor due to the design and materials proposed which will lift the aesthetic appearance of the area. This is supported through the NPPF, and within policies CS5 of the Core Strategy and DS1, RD2 and RD10 of the North Lincolnshire Local Plan.

### **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: 998.01, 998.02 Rev C, 998.03 and 998.04.

#### **Reason**

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

3.  
The development shall be carried out in accordance with the amended details received by the local planning authority on 5 October 2016.

#### **Reason**

To define the terms of the permission and to reduce the impact of the development on the living conditions of the adjoining dwelling(s) in accordance with policy DS5 of the North Lincolnshire Local Plan.

4.  
No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

#### 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. Details are required prior to the commencement of development as the materials to be used will influence construction processes on the site.

5.

Before the extension is occupied the en suite and WC window at ground-floor level and the bathroom window at first-floor level in the northern elevation shall be obscured glazed and shall be retained in that condition thereafter.

#### Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

6.

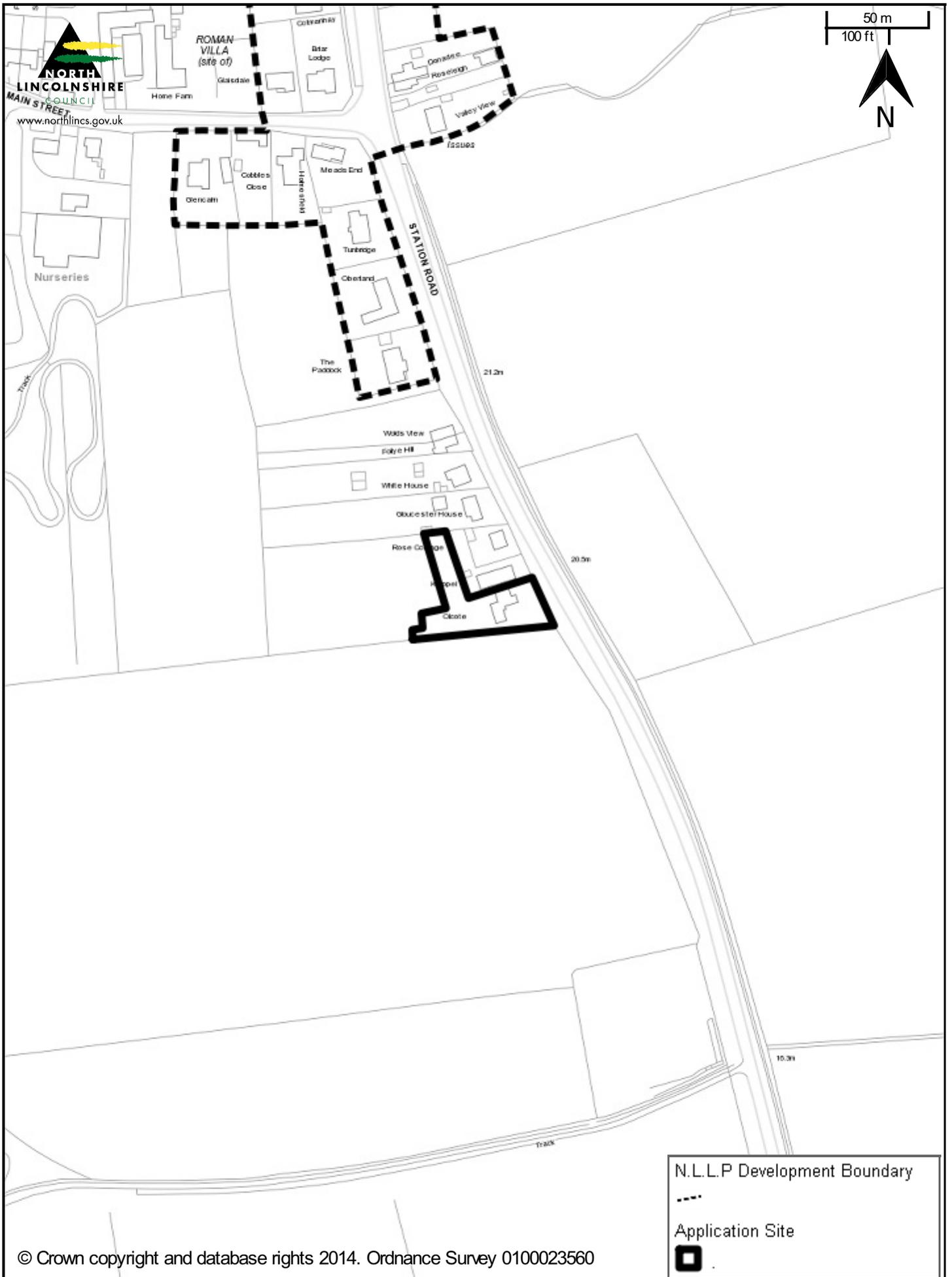
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no new window openings shall be created in the northern, eastern and western walls or roof planes of the extension other than those shown on the submitted plan.

#### Reason

In order 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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PA/2016/1345

Drawn by: S Barden

Scale @A4 1:2500

Printed on: 2/11/2016 at 13:59 PM

# PA/2016/1345 Proposed plans and elevations - Not to scale

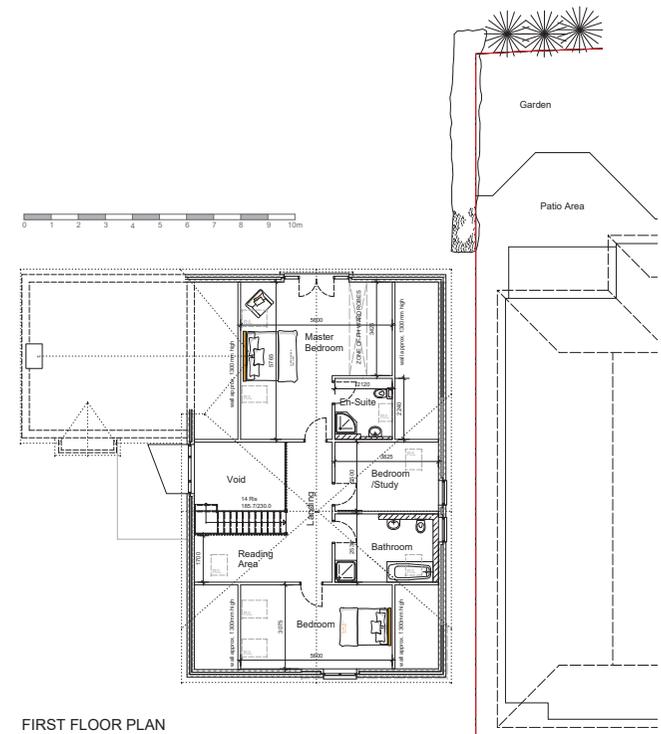
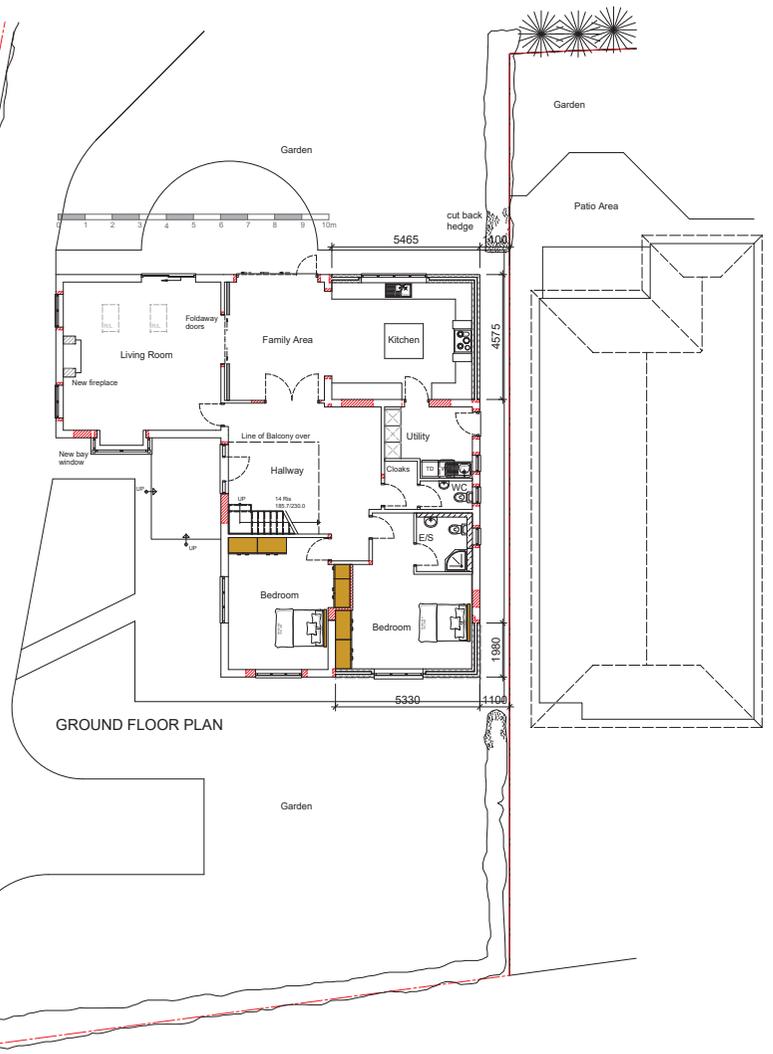
AMENDED

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Revision  
 A - GF + FF plan updated.  
 Front elevation updated to show street view.  
 B - Juliette balcony removed.

Date  
 21.09.2016  
 05.10.2016



Basic Visualisations

## Planning Application

Project  
 Extension and Alterations to Provide Additional Accommodation at Olcote, Station Road, Sturton Nr Scawby

Client  
 Mr and Mrs. S. Frost

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Date: August 2016  
 Scale: 1:100 @ A1  
 Drawn: A. Cheffings  
 Drawing No: 998.02  
 Revision: B

# PA/2016/1345 Proposed site layout - Not to scale

