

APPLICATION NO	PA/2017/1093
APPLICANT	Mr & Mrs A Shaw
DEVELOPMENT	Planning permission to erect two-storey and single-storey extensions
LOCATION	Mill Farm, Ferry Road, Barrow Haven, Barrow upon Humber, DN19 7EY
PARISH	Barrow upon Humber
WARD	Ferry
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy (RD10 of the North Lincolnshire Local Plan)

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, DS5, LC14, RD2 and RD10.

North Lincolnshire Core Strategy: Policy CS5.

CONSULTATIONS

Highways: No objections.

Tree officer: There is a mature tree to the rear of the proposed development. Advise a condition regarding its protection.

Environmental Health: The site is a former corn windmill and borders watercress beds. The area immediately adjacent has been backfilled as a landfill with inert waste and the site has previous agricultural uses. Recommend a phase 1 assessment prior to determination or full contamination conditions.

PARISH COUNCIL

No objections.

PUBLICITY

A site notice has been posted outside the site.

ASSESSMENT

The application property is a red brick detached farmhouse on a large plot. There are fields and paddocks surrounding the property. There is an existing two-storey extension to the side and a detached brick outbuilding to the front. There is a barn conversion dwelling adjacent to the site. There is a mature tree to the front of the property which enhances the appearance of the dwelling. The site is outside of any defined development boundary and is therefore within the open countryside.

This application seeks permission to erect various extensions to the dwelling with two-storey extensions proposed to the rear and either side of the dwelling. An integral garage with games room above is also proposed which will project forward of the dwelling.

The main issues in determining this application are whether the proposed extensions would be out of keeping with the character and appearance of the existing dwelling or surrounding area, or would have an adverse impact on the character of the open countryside.

The proposal seeks to erect various large extensions to the farmhouse, which would be in excess of 100% of the original dwelling. Policy RD10 states that proposals to extend dwellings in the open countryside should not exceed 20% of the volume of the original dwelling (exclusive of normal permitted development rights) and the appearance will not adversely affect the amenity of neighbouring properties or the appearance of the locality. However, as the proposed extensions are not considered to have any adverse impact on the appearance of the dwelling or character of the area, and are distributed around all elevations of the dwelling, the proposed extensions are considered acceptable in terms of massing and volume. The extensions are designed to be in keeping with the existing property and are not considered to have any adverse impact on the open countryside or set any unacceptable precedent for other developments.

The barn conversion to the north has a first-floor window in the side elevation of the dwelling which is approximately 9 metres from the proposed garage/games room part of the proposed extension. As such, a condition is proposed to ensure that the games room window in the proposed extension is obscure glazed to prevent any overlooking or loss of privacy to this window.

Environmental Health has requested further investigations due to the history of the site. This is only usually requested for new dwellings, where there will be an increase in residents. Whilst there is history which may suggest an increased risk for contaminants, much of the ground works could be done without the need for permission and it would therefore be unreasonable to request this information either prior to determination or by condition. As such the standard monitoring condition is proposed.

For the reasons outlined above the proposed extensions are considered acceptable and 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/2017/1093/001, PA/2017/1093/003 and PA/2017/1093/004.

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.
If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.
The walnut tree to the front of the dwelling shall be adequately protected and fenced off throughout the course of development and no plant, materials or other materials shall be stored, or any works undertaken, within the protection area that may compact the ground area.

Reason

To enhance the protection of the mature tree on the site.

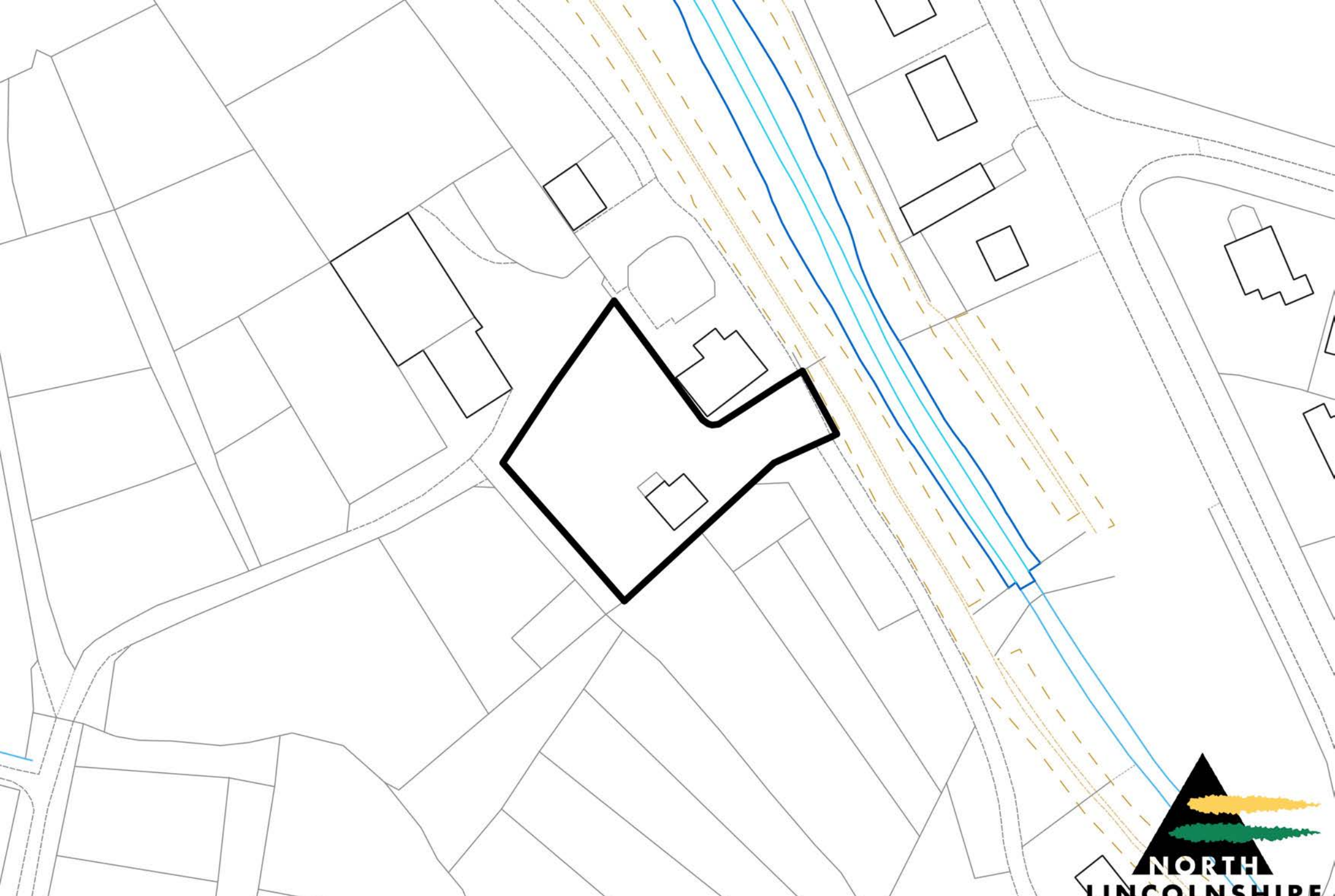
6.
Before the extensions are first occupied, the window to the games room in the first-floor front elevation shall be obscure glazed and shall be retained in that condition thereafter.

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.

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.

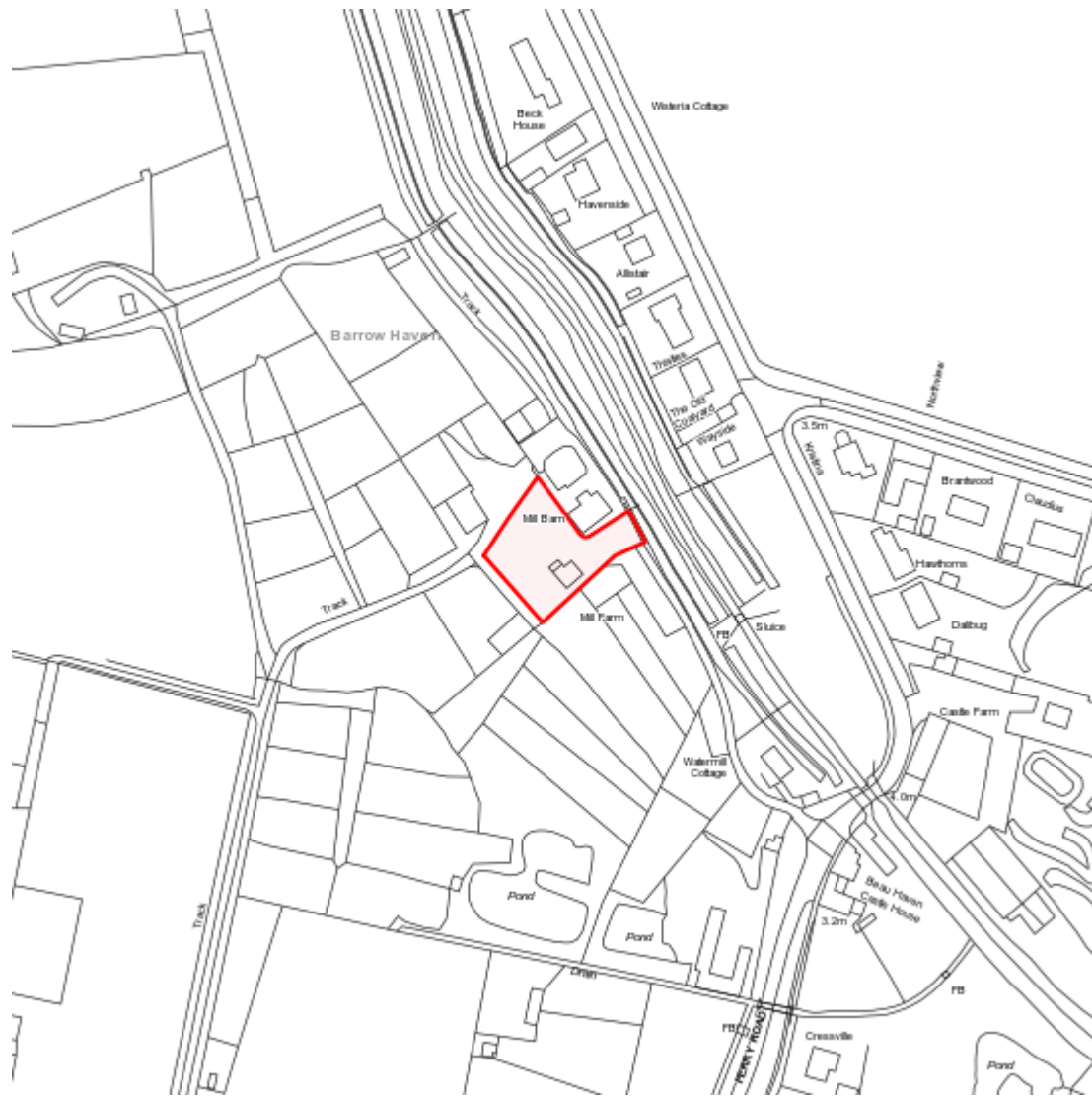


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PA/2017/1093 – Site Location



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