

APPLICATION NO PA/2019/263

APPLICANT Mr & Mrs B Newton

DEVELOPMENT Planning permission to convert loft space to habitable accommodation with associated works and erect a detached single-storey annexe for a dependent relative

LOCATION 63 Millfields, Barton upon Humber, DN18 5DS

PARISH Barton upon Humber

WARD Barton

CASE OFFICER Tanya Coggon

SUMMARY Grant permission subject to conditions
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

North Lincolnshire Local Plan:

Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

SPG1 (Residential Extensions)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

CONSULTATIONS

Highways: No objection.

Environmental Health: A contamination condition is required.

TOWN COUNCIL

No comment/objection to the original or amended plans.

PUBLICITY

The original and amended plans have been advertised by site notice. Three letters of objection have been received from the same objector to the original and amended plans. The planning issues raised by the objector are:

- no objections to the modifications to the original bungalow
- back garden development
- 45° rule infringed
- development should be within the footprint of the existing garage
- the main dwelling could be used to fulfil the accommodation need
- overbearing
- overshadowing
- loss of light
- visual impact.

ASSESSMENT

This proposal involves the conversion of the loft space to habitable accommodation and associated works, and the erection of a detached single-storey annexe for a dependent relative. The proposed works to the roof involve increasing the roof height, changing the

design of the roof from a hipped roof to a gable end, inserting two dormer windows in the rear elevation and rooflights in the front elevation.

The proposed annexe will be located in the rear garden adjacent to the boundary. It will comprise a lounge, bedroom, wet room and kitchen. It will be 9 metres deep and 7.3 metres wide. The annexe has been designed with a hipped roof. In terms of the annexe, the applicant has submitted a supporting statement with the application. The annexe is for the applicants' daughter who has health issues and is registered disabled. The annexe will allow for independent living whilst being helped and supported by her parents who will reside in the main dwelling.

The site is located within the development limit of Barton upon Humber as defined in the Housing and Employment Land Allocations (HELA) DPD. The property is a detached bungalow located in a large plot. The site is surrounded by residential development on all sides. To the east is a two-storey dwelling and to the west is a bungalow. To the south are bungalows.

The main issues associated with the proposal are whether this type of development is acceptable in principle, and if so, whether the impact on the amenity of the locality, the amenity of neighbours and on the highway is also acceptable.

The principle of the development

The site is located within the development boundary of Barton, where, in principle, under policies CS1, CS2, CS3 and CS5 of the Core Strategy, and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan, residential extensions are considered acceptable subject to satisfactory design, no adverse impacts on the locality, on neighbours, on the highway, and on trees.

Impact on the amenity of the locality

In terms of the alterations and extension to the roof of the dwelling, these will be visible in the street scene and the dwelling will obviously be more prominent in the street scene. However, the dwelling is set back from the road and there is mix of housing types and designs in the vicinity of the site. As a result, the proposed roof extensions/alterations will not adversely affect the amenity of the locality.

In terms of the annexe, this will be located to the rear of the main dwelling and will be partially screened from the street scene by the main dwelling on the site and the garage, and by the neighbouring properties. As a result, the proposal has a limited impact on the amenity of the locality and is considered to be acceptable.

The proposal therefore accords with policies CS5 of the Core Strategy, and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

Impact on the highway

In terms of highway issues, no objections have been received. The existing car parking and access arrangements on the site are considered to be acceptable. The proposal therefore accords with policies T2, T19 and DS1 of the North Lincolnshire Local Plan.

Contamination

In terms of contamination, the comments made by Environmental Health are noted. The site is a residential garden and it is considered, in this case, a less onerous contamination condition is sufficient.

Impact on neighbours

In terms of neighbours, the proposed roof extensions/alterations to the main dwelling have no significant impact on the adjoining neighbours to the east and west. The proposed increase in roof height, change of design of the roof and the dormer windows will be visible from the adjoining neighbours' properties. However, due to the design, the separation distance between the dwelling and adjacent dwellings, and the fact that no primary habitable windows are located in the flank elevations of adjoining dwellings, no unacceptable impacts will be caused to neighbours. The proposal therefore accords with policies CS5 of the Core Strategy, and policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

In terms of the annexe, it will be primarily screened from the neighbour to the west by the applicants' garage. This neighbour has a garage and conservatory adjacent to the boundary, with the annexe over 7 metres from this boundary. As a result, no demonstrable loss of amenity will be caused to this neighbour.

In terms of impact on the neighbour to the east, the annexe will be visible from this property. Following concerns from the case officer, the applicants have re-sited the annexe so that it is 1.8 metres from the eastern boundary. The neighbour to the east has a large pergola-type building also adjacent to the boundary with a roof and seating underneath. The annexe will be visible and close to this pergola. However, this pergola is not linked to the main dwelling and is only likely to be used in good weather. The applicant could erect a large building immediately adjacent to the boundary and install a 2 metre high fence on the boundary which would further enclose this pergola-style building. Therefore, on balance, the impact the proposal has on the pergola is acceptable.

In terms of impact on the main dwelling, the annexe will be visible from the ground and first floor windows of this neighbour's property. However, the annexe is not sited directly adjacent to the neighbour's windows and there is an adequate separation distance between the annexe and neighbour's property to ensure that no demonstrable loss of amenity will be caused in terms of overshadowing, overbearing impact and loss of outlook. The annexe has been designed with a hipped roof to reduce its bulk and impact on the neighbour. The annexe windows (wet room and storage cupboard) in the south and east elevations can be conditioned to be obscure glazed to avoid overlooking. In terms of backland development, the annexe is not a separate dwelling and will be conditioned to ensure that it is tied to the main dwelling so that it cannot be sold separately from, and must remain ancillary to this dwelling. The 45° degree rule applies to extensions, and this has been largely superseded by "permitted development rights". The occupier of the annexe is a relative of the applicants and the annexe will allow independent living whilst an element of care and support can be provided by the applicants who will reside in the main dwelling. Therefore, on balance, the proposal is considered to be acceptable and accords with policies CS5 of the Core Strategy, and policies DS1, DS5 and SPG1 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: BPHN/28/2018 (excluding site plan), PA/2019/263/01 and BPHN/28/2019 Rev A.

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 plan received by the local planning authority on 25 March 2019 ref BPHN/28/2019 Rev A.

Reason

To safeguard the amenity of the adjoining neighbour and in the interests of proper planning.

4.

Before the annexe is first occupied, the wet room and storage cupboard windows in its southern and eastern walls shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be 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.

5.

The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 63 Millfields, Barton upon Humber.

Reason

To prevent the establishment of a separate unit of residential accommodation without appropriate standards of open space, access and parking space, which would be contrary to policies DS1 and T2 of the North Lincolnshire Local Plan.

6.

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.

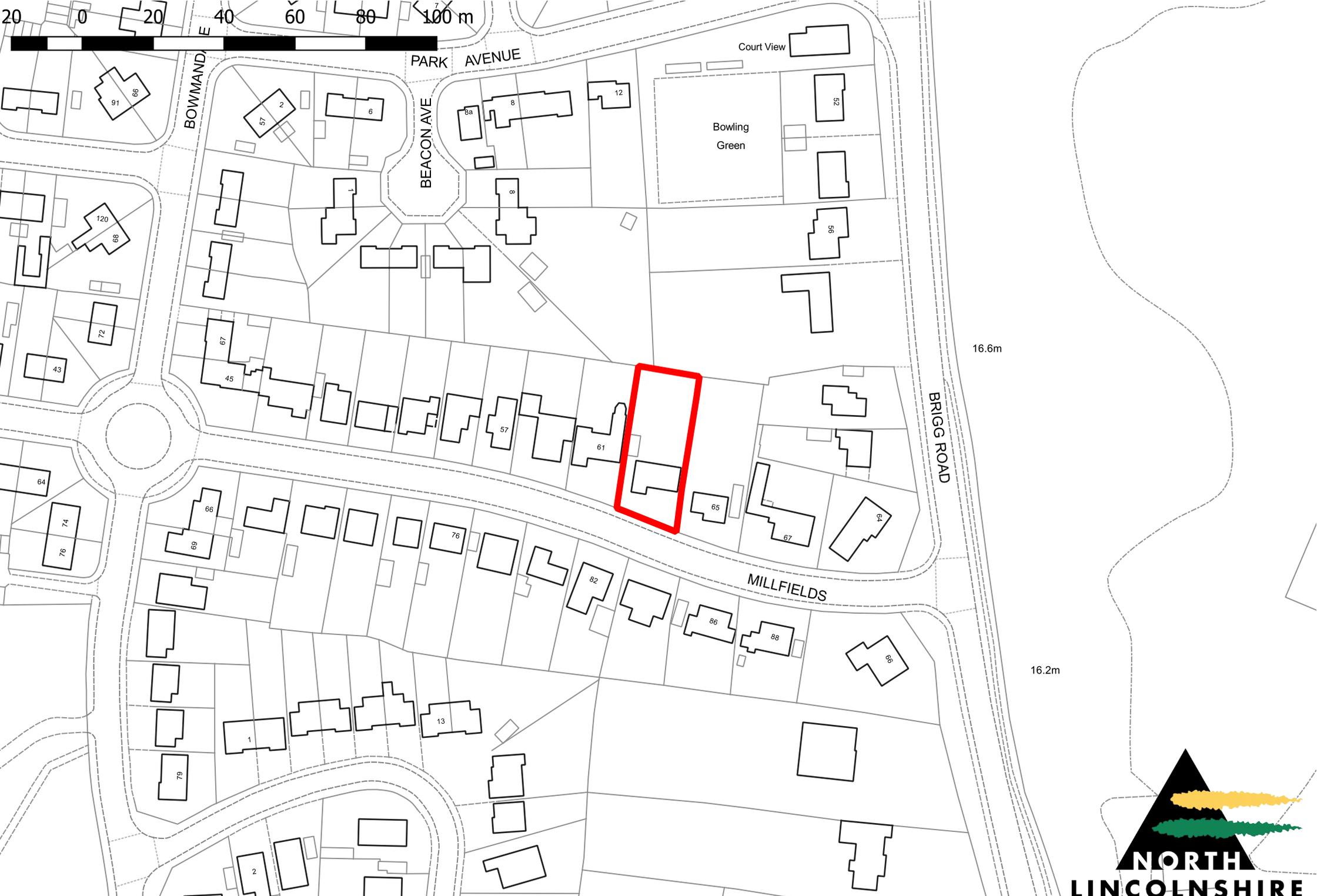
Reason

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.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

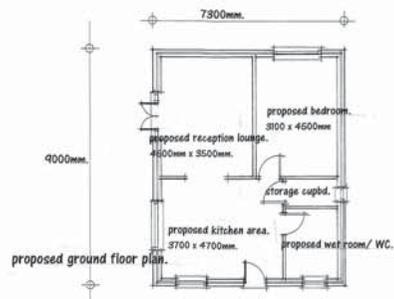


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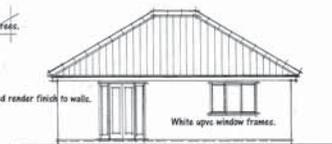
PA/2019/263 Elevations and floor plans (not to scale)



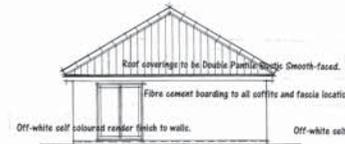
Proposed detached dependent person accommodation.



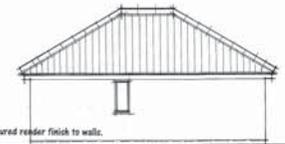
proposed south elevation.



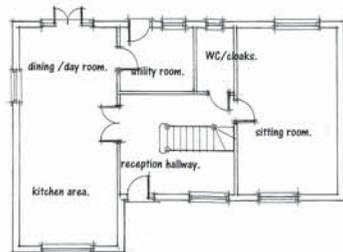
proposed west elevation.



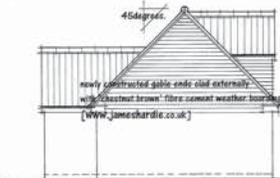
proposed north elevation.



proposed east elevation.



proposed ground floor plan.



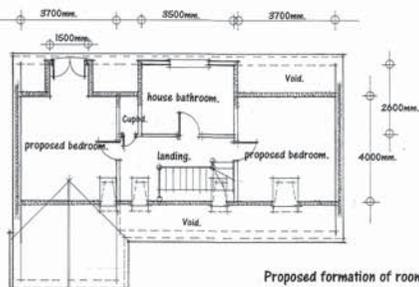
proposed east elevation.



proposed south elevation.



proposed west elevation.

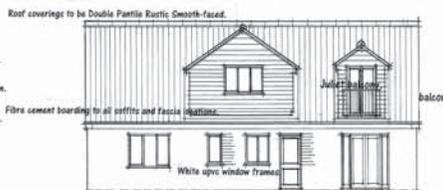


proposed first floor plan.

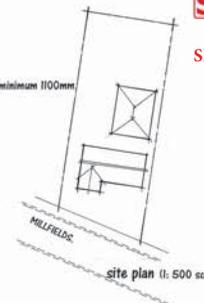
Proposed formation of rooms in loft space with associated internal alterations.



proposed section through roof.

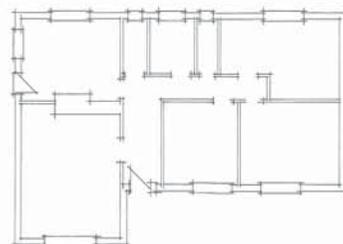


proposed north elevation.



SUPERSEDED

SITE PLAN ONLY



Existing ground floor plan.



existing east elevation.



existing south elevation.



existing west elevation.



existing north elevation.

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R. J. FIRTH. MCABE

CHARTERED MEMBER OF THE ASSOCIATION OF BUILDING ENGINEERS.

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Client:

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Job Title:

63 Millfields
Barton upon Humber
North Lincolnshire
DN18 5DS

Drawing Title:

(1) Proposed loft space conversion to habitable accommodation with associated alterations to an existing dwelling.

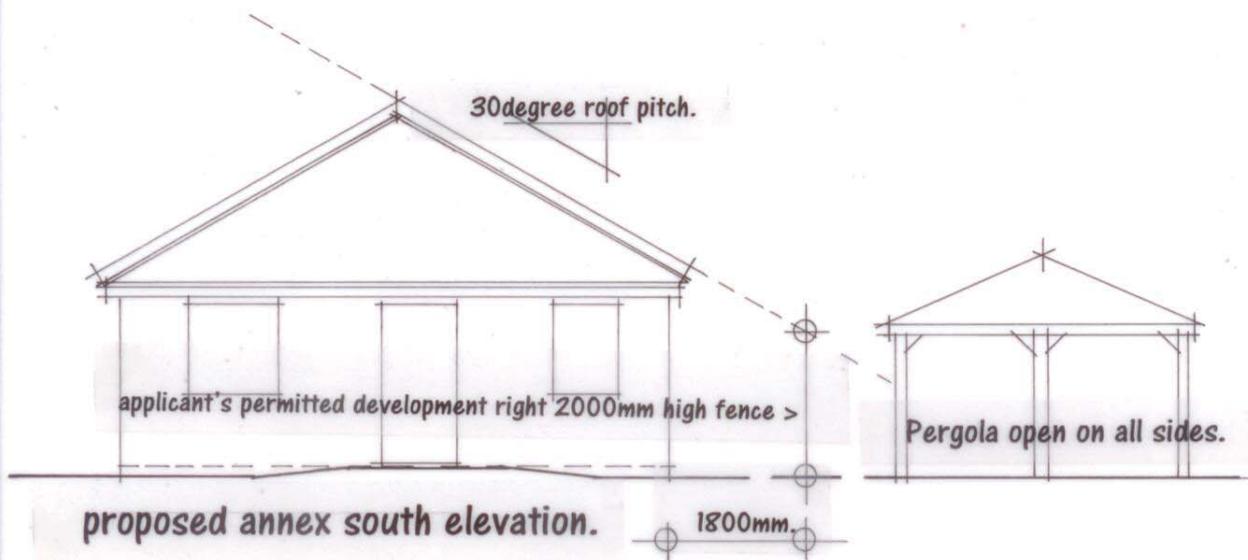
(2) Erection of detached single storey 1 bedroom dwelling for occupation by a dependent single person.

Scale: 1:100 & 1:500

Dated: November 2018

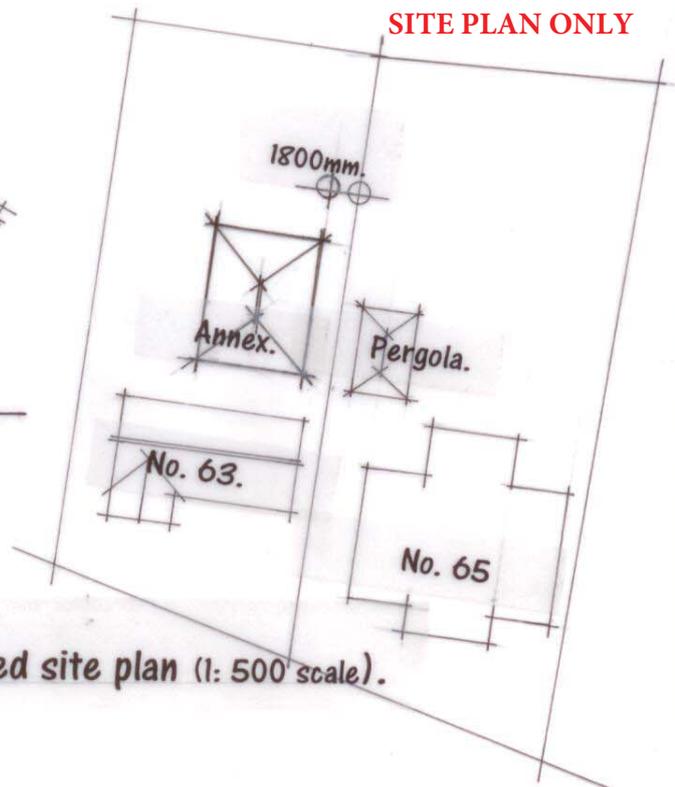
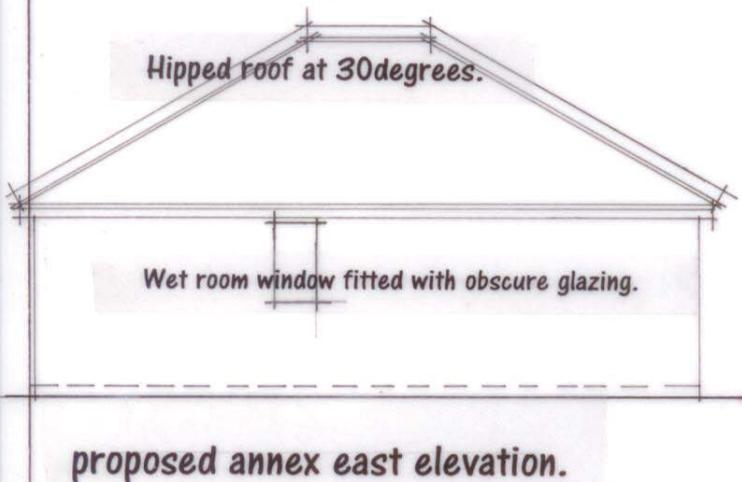
Drawing Number: BPHN / 28 / 2018.

PA/2019/263 Block plan (not to scale)



AMENDED

SITE PLAN ONLY



Proposed detached dependent person annex
(revised drwg dated 20.3.2019) scale 1: 100.

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BPHN/28/2019- REVISION 'A' (Annex repositioned).