

APPLICATION NO	PA/2019/526
APPLICANT	Mr & Mrs Day
DEVELOPMENT	Planning permission to erect a single-storey extension off the northern elevation
LOCATION	The Manor House, access roads in Manor Farm, Manton, DN21 4JT
PARISH	Manton
WARD	Ridge
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from planning policy

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 17 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 RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

Policy DS1 (General Requirements)

T2 (Access of Development)

LC12 (Protection of Trees, Woodland and Hedgerows)

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.

Public Rights of Way: No objection.

Archaeology: No objection.

Trees: Mature trees in the vicinity need to be considered as part of this application to ensure that sufficient protection areas are maintained to prevent damage to either tree roots or canopy.

PARISH MEETING

No objection.

PUBLICITY

Advertised by site notices; one letter of support received.

ASSESSMENT

The main issues in determining this application are whether the proposal would have an adverse impact on the character of the rural area and/or on the dwelling itself.

The proposal

This proposal is for a single-storey extension to the north and west to provide a modern open-plan family kitchen, dining and living space with a link to a study and a utility room through the original porch. Other alterations include the removal of the north elevation of the existing porch to allow access from the existing property to the proposed extension and a minor change consisting of the removal of a window, to be replaced with a set of double doors, and the addition of a window in the west elevation. The single-storey extension is to be constructed in stone with a pitched roof in clay pantiles to match the existing property,

with skylights positioned on the east elevation above the kitchen and dining areas. The west-facing extension to be constructed in stone, green oak framing and glass.

The site

The site is located within the open countryside adjacent to a public right of way. There are sporadic residential properties in the vicinity. The site consists of a substantial plot, set well back from the road, on which stands a split-level, two-storey dwelling. Planning permission was granted for the dwelling/extensions in 1984 (7/1984/0431).

Impact on the open countryside

The proposed extensions will almost double the size of the existing dwelling at ground floor level. This is contrary to policies RD10 and RD2 of the North Lincolnshire Local Plan which seek to restrict the size of extensions within the open countryside. However, the dwelling is located on a very substantial plot. The extension will be partially screened by the existing buildings already located on the site and the extension is set well back and down from the road. The extension is single-storey and the rear garden is surrounded by a substantial hedge which will screen the extension from wider views of the open countryside. As a result, no demonstrable harm will be caused to the open countryside by this proposal, which therefore accords with policies RD2 and RD10 of the North Lincolnshire Local Plan, and policy CS5 of the Core Strategy.

Impact on the dwelling

In terms of impact on the dwelling, obviously, a larger dwelling will be created on the site. The extensions have been designed to be in character with the existing dwelling but with a modern 'twist' which creates a more interesting dwelling and will generally raise the design standard in the area; this is supported within the National Planning Policy Framework (NPPF) and development plan policies. The proposal therefore accords with design guidance in the NPPF; policies CS1, CS2, CS3 and CS5 of the Core Strategy; and policies DS1, RD2 and RD10 of the North Lincolnshire Local Plan.

Impact on neighbours

The nearest residential property to the application site is over 100 metres away. As a result, no adverse impact will be caused to neighbours by this proposal. The proposal therefore accords with design guidance in the NPPF; policies CS1, CS2, CS3 and CS5 of the Core Strategy; and policies DS1, RD2 and RD10 of the North Lincolnshire Local Plan.

Impact on the highway

The existing access will continue to serve the development. Highways have raised no objection to the proposal and it is therefore considered to be acceptable in highway terms and accords with policies DS1 and T2 of the North Lincolnshire Local Plan.

Trees

There are several mature trees on the site, some of which are close to the proposed extension. The tree officer's comments are noted and a planning condition will be used to ensure details of the proposed tree protection measures for the trees located close to the proposed extension are submitted to the council for approval before the development

commences on the site. This condition will safeguard the existing trees on the site. The proposal therefore accords with policy LC12 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: 001/0145, 030/0145, 010/0145 and 020/0145.

Reason

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

3.

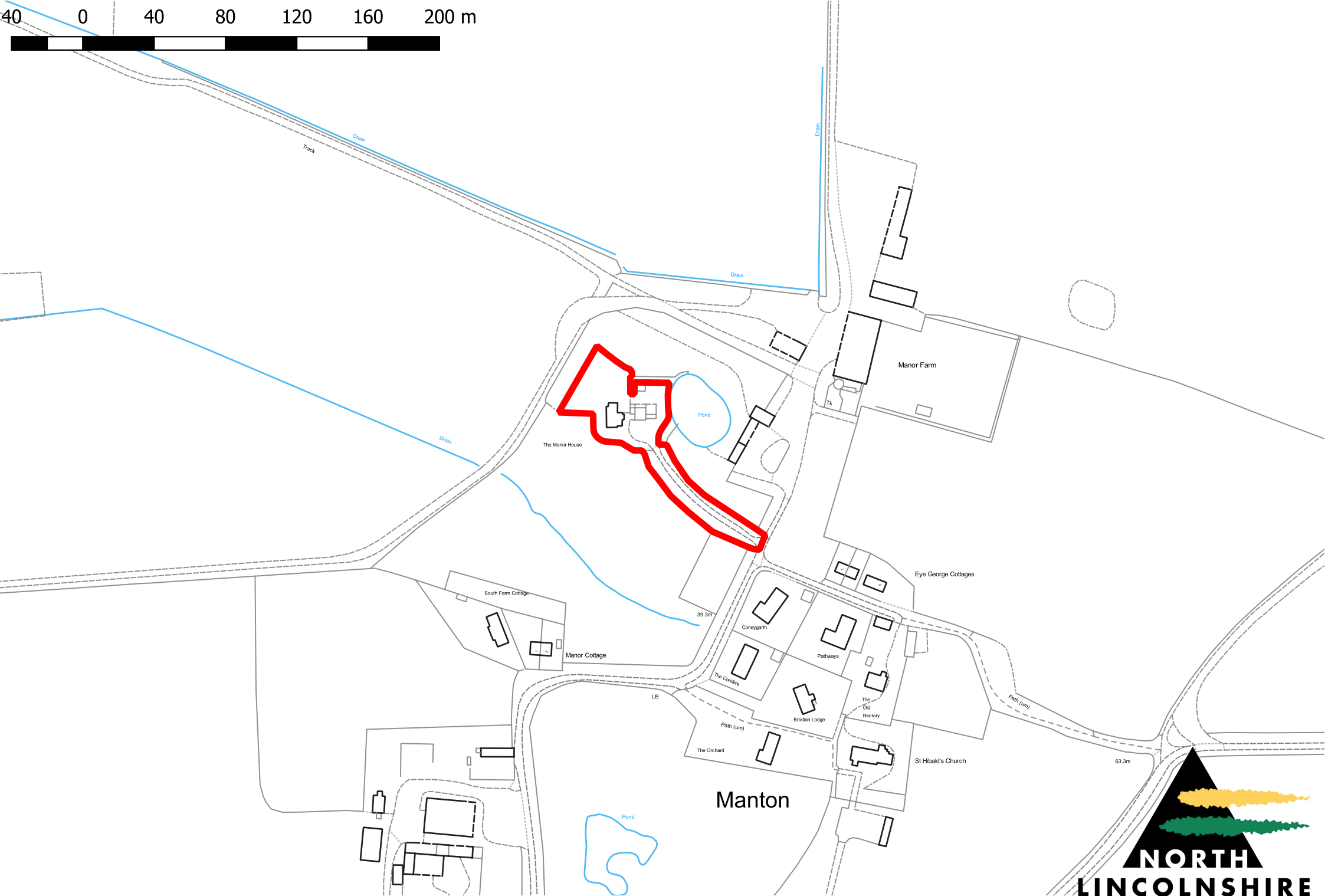
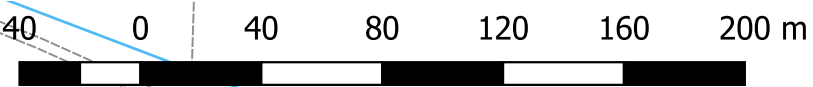
Before the development commences on site, details of the tree protection methods for all the mature trees located within the vicinity of the extension shall be submitted to and approved in writing by the local planning authority. Thereafter, only the approved scheme shall implemented on the site and retained until the development is completed.

Reason

To safeguard the mature trees on the site in accordance with policy LC12 of the North Lincolnshire Local Plan.

Informative

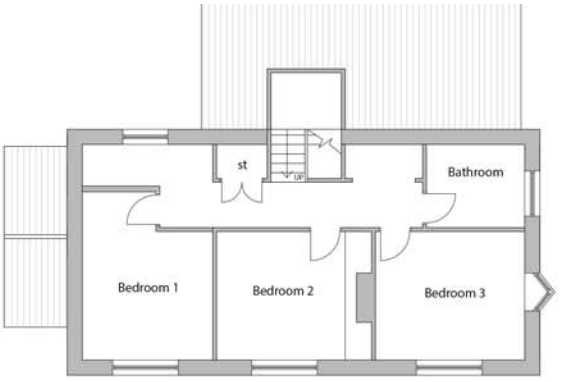
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



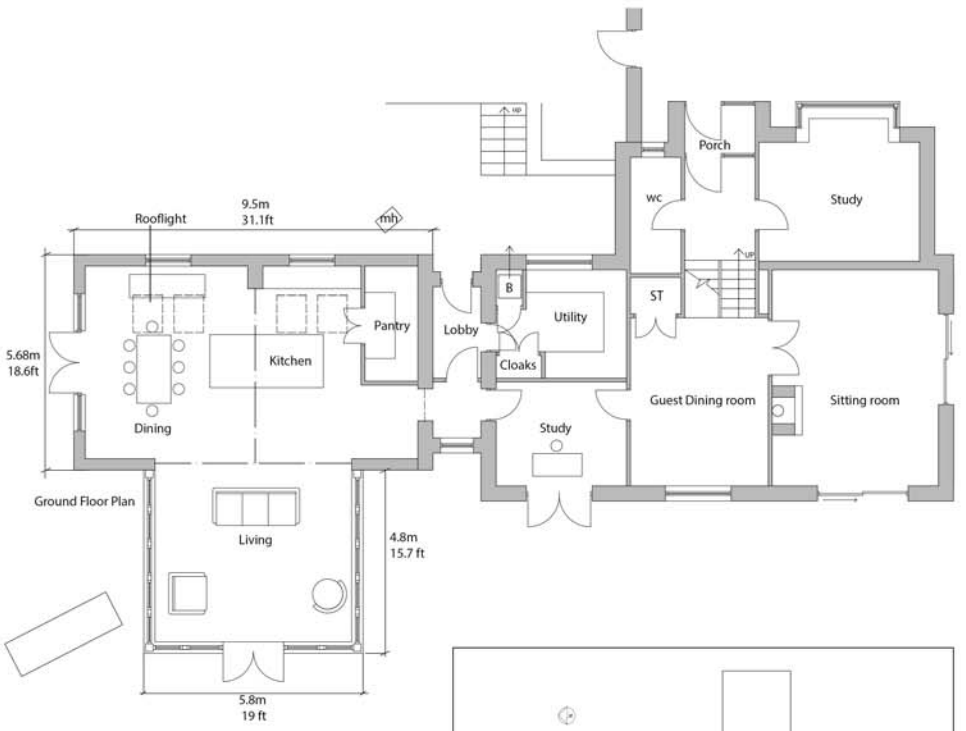
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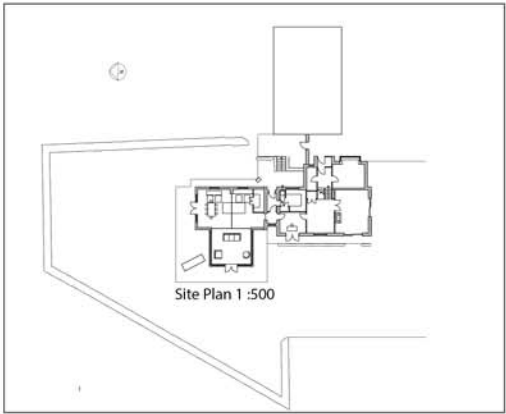
PA/2019/526 Proposed elevations and floor plans (not to scale)



First Floor Plan



Ground Floor Plan



Site Plan 1:500



West Elevation



East Elevation



South Elevation



North Elevation



The Manor House, Manton
DN21 4JT
Mr and Mrs Day
020/0145
11/03/19

Mother
architects

PROPOSED PLANS AND ELEVATIONS
1:100 AT 100% A2



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