

APPLICATION NO	PA/2019/538
APPLICANT	Mr & Mrs G Parkes
DEVELOPMENT	Planning permission to erect a two-storey side extension and, two-storey and single-storey rear extensions
LOCATION	Hop Villa, 6 Well Street, Messingham, DN17 3RT
PARISH	Messingham
WARD	Ridge
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Messingham Parish Council Member 'call in' (Cllr Neil Poole – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 127 – 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);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North Lincolnshire Local Plan: DS1, T2, T19, DS5

North Lincolnshire Core Strategy: CS5

CONSULTATIONS

Highways: No objections to the proposal subject to the imposition of conditions.

PARISH COUNCIL

Objects for the following reasons:

- loss of amenity to neighbouring properties due to loss of light from overlooking proposed extension
- not in keeping with neighbouring properties.

PUBLICITY

The site has been advertised by site notice. Two letters of objection have been received from the same resident. The concerns are summarised below:

- loss of light and overshadowing to property and garden
- overbearing impact
- loss of light to three windows along the eastern elevation of the neighbouring property
- overshadowing exacerbated by difference in ground levels
- the garage section should be re-designed with a hip roof.

ASSESSMENT

Planning history

PA/2018/1700: Planning permission for the re-development of the existing dwelling – refused 19/10/2018.

Site characteristics

The existing dwelling is located on Well Street, Messingham, within the settlement boundary as identified by the Housing and Employment Land Allocations DPD 2016. The dwelling appeared vacant on site visit but it is clearly a well-established building displaying Victorian-style features. The building displays a symmetrical fenestration pattern with centre Italianate arched window at first floor and arched main entry over door. The dwelling is gable-ended at both sides and bookmarked with chimney stacks, with decoration on cills and headers.

The applicant seeks to erect a two-storey side and rear extension, as well as outbuildings and other alterations.

The following issues are relevant to the assessment:

- **residential amenity**
- **appearance**

- **highways.**

Residential amenity

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposed extensions are sizeable. The two-storey side extension has the most potential to give rise to harm upon neighbouring properties. The extension would come to just over 2 metres from the existing shared boundary and a little over 5 metres at its closest point to 8 Well Street. On this elevation are openings which would be affected. However, it is considered that, whilst there would be an impact, this would not be at a level that would warrant refusal and due to the separation distance and the properties being orientated side to side. Whilst the ground levels are slightly lower for number 8, the proposal is due east and any overshadowing would be in the early part of the day. All other dwellings are located or orientated such that they would not be overshadowed to an unacceptable degree. Furthermore, all openings are positioned such that they would not give rise to an unacceptable level of visual intrusion.

It is therefore considered that the proposal would not have any unacceptable overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours and aligns with policy DS5 of the North Lincolnshire Local Plan.

Appearance

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials.

The proposed rear extension and outbuilding would have little impact upon the street scene and are proportionate to the existing dwelling. The side extension would conflict slightly in architectural terms with the host property; however, the set down in height and set back from the principal elevation allows the original dwelling to remain legible.

The applicant proposes matching materials and these will be secured by condition. It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 relates to parking provision and is considered relevant.

The council's highways team has been consulted and has no objections to the proposal subject to the imposition of conditions, which seek to protect the highway safety of existing users. These are considered to pass the tests for conditionality and will be duly attached.

The proposal is therefore considered to accord with policies T2 and T19 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: Site Location and Layout Plans 18-364/02A; Elevations 18-364/01-A.

Reason

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

3.
No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.
No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.
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), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

The external materials shall be made up of those put forward within section 5 of the planning application form unless otherwise agreed in writing with the local planning authority.

Reason

To protect character and in accordance with policy CS5 of the North Lincolnshire Core Strategy.

Informative 1

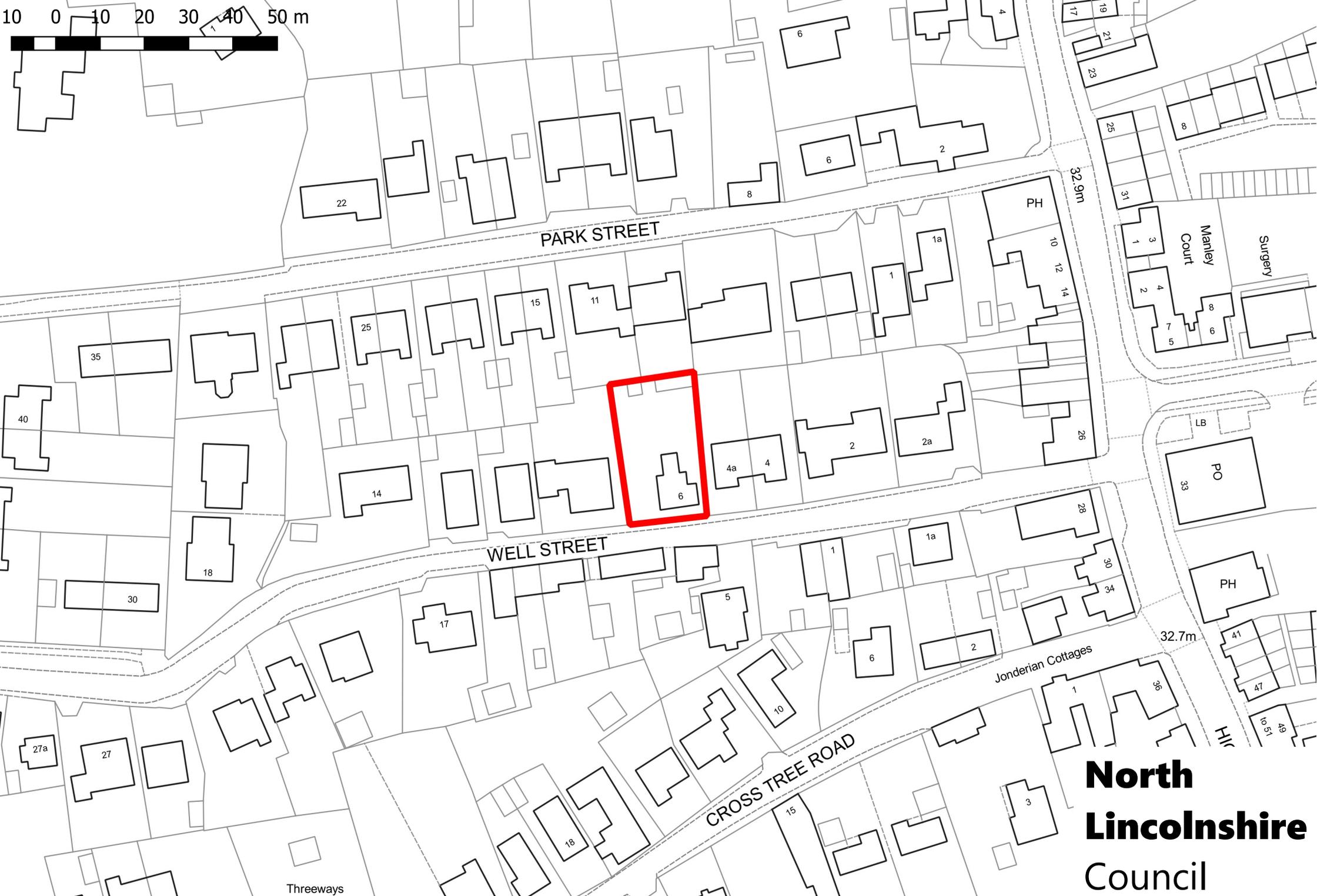
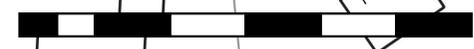
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

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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**North
Lincolnshire
Council**

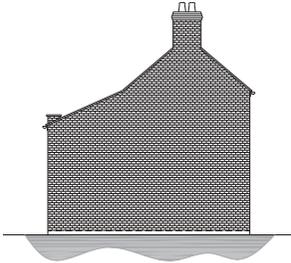
PA/2019/538

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PA/2019/538 Elevations (not to scale)



Existing Front Elevation



Existing Side Elevation



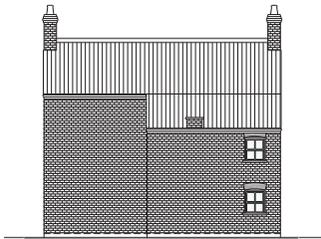
Proposed Front Elevation



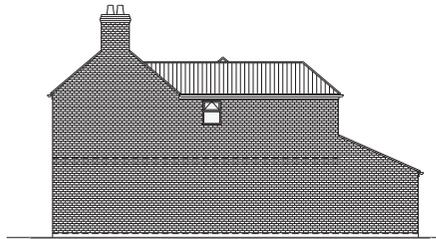
Proposed Side Elevation



Existing Side Elevation



Existing Rear Elevation



Proposed Side Elevation



Proposed Rear Elevation

Proposed Redevelopment,
6 Well St, Messingham,
Mr & Mrs Parkes.



Right Line
Architectural Services
Four Winds, Northmoor Road, Messingham,
DN11 9JG.
Tel 01724 763770 & 07779116662

Existing & Proposed Plans & Elevations			
1:100	Aug 2018	C Nockles	A1
18-364/01-A			

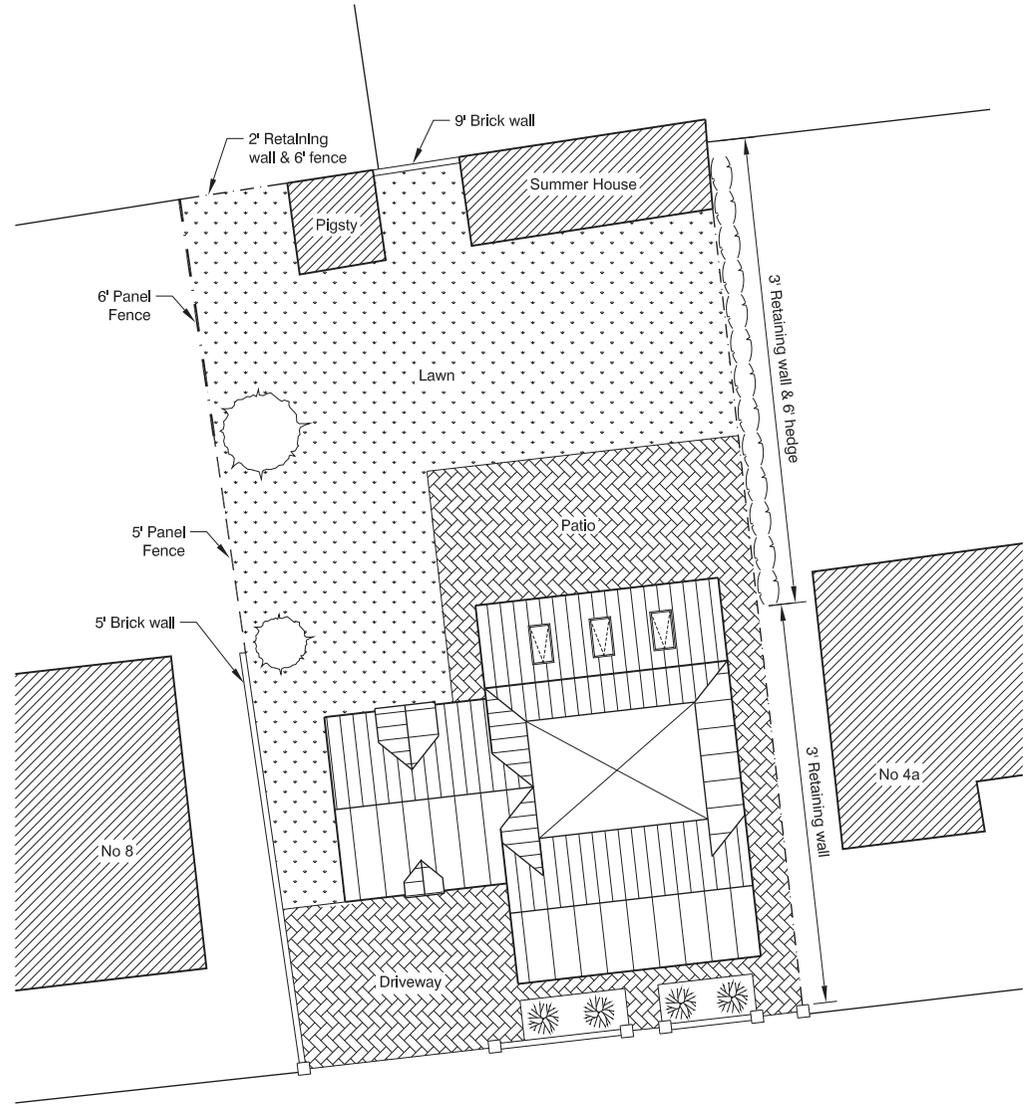
PA/2019/538 Block plan (not to scale)

Note : Do not scale. Only use figured dimensions.
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A Revised Garage width cn 18-01-19

AMENDED



Site Plan



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Site Location Plan

Proposed Redevelopment,
 6 Well St, Messingham,
 Mr & Mrs Parkes.



Right Line Architectural Services Four Winds, Northmoor Road, Messingham, DN17 3PX. Tel 01724 763770 & 07779116662	Site Location & Layout Plans <small>drawing.</small>		
	1:200, 1:1250. <small>scale.</small>	Aug 2018 <small>date.</small>	C Nockles <small>drawn by.</small>
18-364/02A		A3 <small>paper size.</small>	