

APPLICATION NO	PA/2019/1108
APPLICANT	Mr Romero Howe, Brighter investments
DEVELOPMENT	Planning permission to erect extensions and a detached garage, including alterations, demolition and associated works
LOCATION	Pademoor Cottage, unnamed road between Crowle and Luddington via Leam House, Eastoft, DN17 4PZ
PARISH	Eastoft
WARD	Axholme North
CASE OFFICER	Mark Niland
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 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

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: Policies S1, DS5, RD2, RD10, T2 and T19 apply.

North Lincolnshire Core Strategy: Policy CS5 applies.

CONSULTATIONS

Highways: No objections subject to conditions.

PARISH COUNCIL

No objection to the proposal but make the following general observation:

Concerns were expressed regarding two drains which are 15 metres and 13 metres away. At question 11 on the application form the answer should have been Yes to both questions.

The soakaway area is being taken away. No other comments to these plans.

PUBLICITY

The application has been publicised by means of site notice in accordance with article 15 of the Development Management Procedure Order 2015 as amended.

ASSESSMENT

Site characteristics

The site is located at the end of a row of dwellings on an unnamed road close to Luddington and within the open countryside outside of any development limit as identified by the Housing and Employment Land Allocations DPD 2016. The site is also located within flood zone 2/3a in accordance with the North and North East Lincolnshire SFRA 2011. However, the proposal represents minor development in flood risk terms and the Environment Agency's standing advice should be followed.

The applicant seeks planning permission for extensions and alterations to the existing property, including some demolition as well as the erection of detached garage.

The following considerations are relevant to this proposal:

- **residential amenity**
- **character impacts**
- **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, result in overshadowing, have an overbearing

impact or cause 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 applicant proposes to extend the built form in a westerly direction. Given all other properties are located to the east, it would have limited additional impact upon existing residential dwellings. The garage is also located a sufficient distance away so as not to unacceptably affect neighbouring amenity. Furthermore, all openings are located such that they would not lead to any unacceptable visual intrusion.

It is therefore considered that the proposal would not result in any overbearing, overlooking or overshadowing impacts that would be detrimental to the residential amenity rights of adjoining neighbours and it accords with policy DS5 of the local plan.

Character impacts

Policy 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. Policy RD10 of the local plan is concerned with alteration and extension to dwellings within the open countryside. Policy RD2 of the local plan is also considered relevant.

Policy RD10 states that, exclusive of normal permitted development rights, any proposed extension or alteration should not increase the volume of the original dwelling by more than 20%, and the original dwelling should remain the dominant visual feature when extended. This proposal would see a large increase in volume; however, the permitted development rights available to the applicant would be close to the 20% volume increase set out by policy RD10, and potentially beyond it. Nevertheless, as the proposal would result in the loss of the existing principal elevation, in any case, it is contrary to the said policy. Whilst the property has been on the site for some time, it is not considered to hold any significant architectural or historic merit. Furthermore, the property is located within a row of dwellings along an unnamed road and does not stand alone. The purpose of policy RD10 is to protect the wider countryside vernacular by retaining well established buildings of merit that have informed the area over a number of years. The existing dwelling is not considered to be defined as such and is set alongside other dwellings that have all been diluted with extensions and alterations, resulting in a varied mix of form and materials.

The proposal would therefore not be harmful to the immediate or wider character of the countryside, despite the increase in scale and change of built form. The applicant proposes a cream render finish and clay pantile roof; these are considered appropriate and will be secured by condition. It is therefore considered that, whilst the proposal is not in accordance with policy RD10, it is acceptable given the limited impact it would have on the open countryside. The proposal is considered to accord with policy CS5 of the North Lincolnshire Core Strategy, as well as paragraph 47 of the National Planning Policy Framework.

Highways

Policy T2 of the local plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision. Both are considered relevant.

The council's highways team has no objections to the proposal subject to the imposition of conditions relating to the relocation of a hydrant marker and the prevention of any loose

driveway material entering the highway. These conditions would pass the tests for conditionality and will be duly attached. The proposal would see the removal of an existing building and the creation of a new access; parking would be provided to the rear of the property. Given that highway officers have no objection and that there would be no unacceptable impact upon neighbouring amenity from an increase in vehicle movements (due to the location of the access), the proposal is considered acceptable.

Therefore, subject to the aforementioned mitigation, it is considered that the proposal would align with both policies T2 and T19.

Other issues

The parish council has made comments about drainage; however, this will be mitigated at building regulations stage and/or outside legislation that covers surface and foul water drainage.

Conclusion

Despite the identified conflict with policy RD10, it is considered that the proposed extensions will have no unacceptable impact on the character or appearance of the host property or on its wider rural setting. Therefore the proposals are considered to generally accord with the aims of this policy, which are to protect the character and setting of the countryside and traditional properties of merit within these rural areas. Consequently the proposed development is considered to be acceptable and is 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: Proposed site plan 02A; Proposed Elevations 05A.

Reason

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

3.

The extensions and alterations hereby approved shall be made up of the materials described within section 7 of the planning application form unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of visual amenity and in accordance with policy CS5 of the North Lincolnshire Core Strategy.

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.

The proposed new vehicle parking and turning facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

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

6.

Prior to the formulation of the new access, details of the relocation of the hydrant marker shall be submitted to and agreed in writing with the local planning authority.

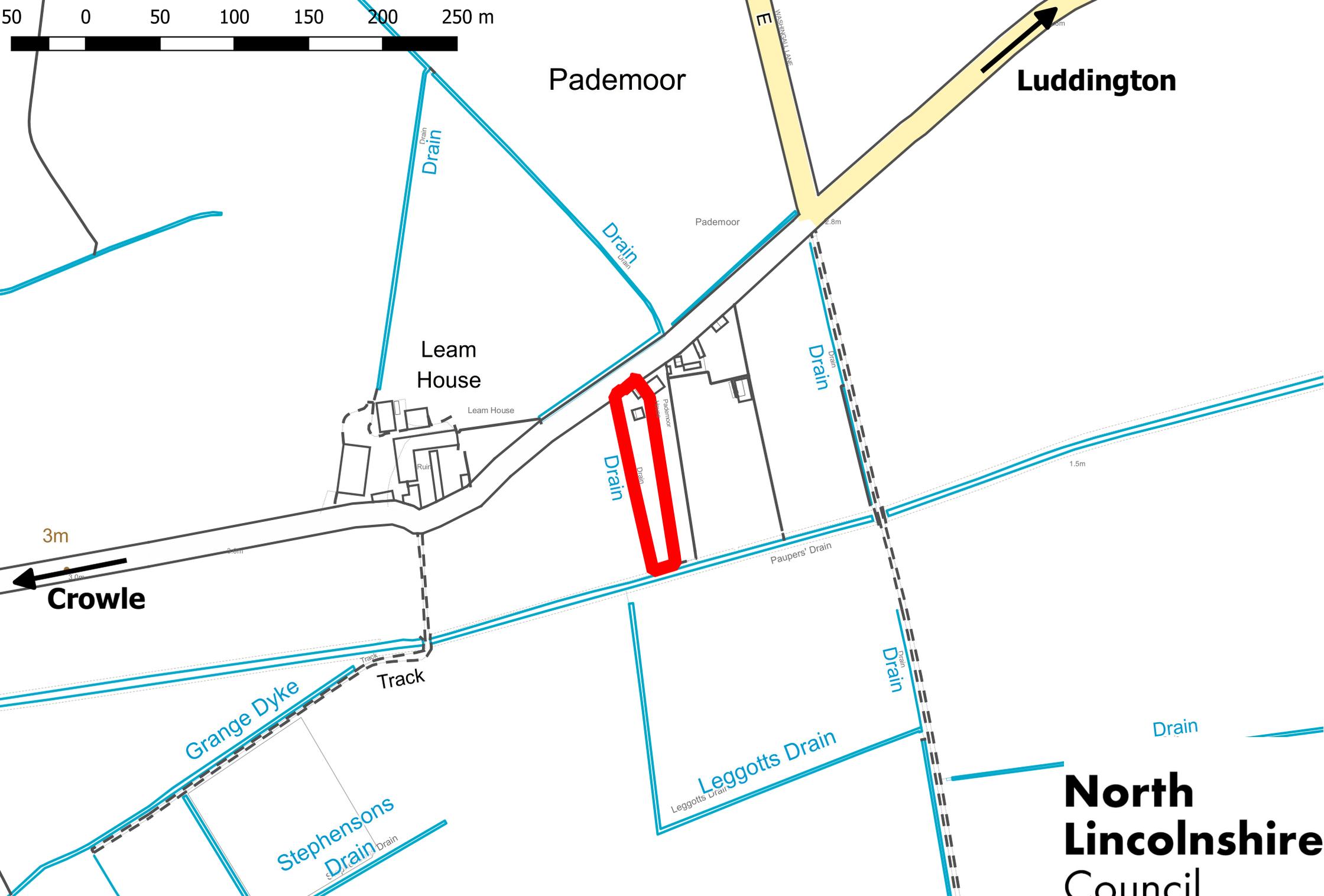
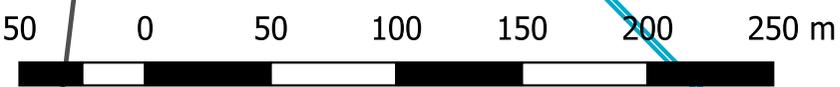
Reason

In the interests of highway safety and in accordance with policy T2 of the North Lincolnshire Local Plan.

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.



PA/2019/1108

**North
Lincolnshire
Council**

PA/2019/1108 Elevations (not to scale)

© this drawing and the building works depicted are the copyright of the Rural Architect Ltd and may not be reproduced or amended except by written permission. no liability will be accepted for amendments made by other persons.

all dimensions to be checked on site and architect notified of any discrepancies prior to commencement.
do not scale.



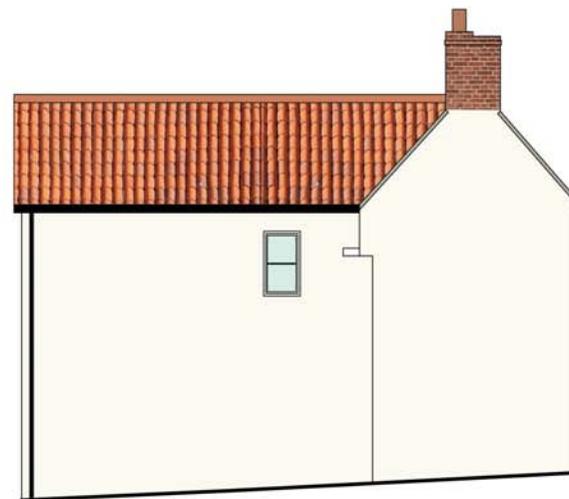
North Elevation



West Elevation



South Elevation



East Elevation

RCB	14.06.2019	Revised following an email on the 13.06.19.	RCB
rev:	date:	comment(s):	name:
<hr/>			
status:	PLANNING		
client:	BRIGHTER INVESTMENTS		
job:	PADEMOOR COTTAGE		
title:	Proposed Elevations		
date:	June 2019	scale @ a3:	1:100
job no:	19.030	drg no:	05A



THE RURAL ARCHITECT

