

APPLICATION NO PA/2019/1614

APPLICANT Mr Jason Dexter

DEVELOPMENT Planning permission to erect two-storey side extensions with associated works

LOCATION Ermine, 58 Messingham Lane, Scawby, DN20 9ND

PARISH Scawby

WARD Ridge

CASE OFFICER Mark Niland

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy

POLICIES

National Planning Policy Framework: Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

North Lincolnshire Local Plan: Policies DS1, DS5, T19, RD2 and RD10 apply.

North Lincolnshire Core Strategy: Policy CS5 applies.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

No comments received.

PUBLICITY

The proposal has been advertised by site notice in accordance with the Development Management Procedure Order 2015 as amended; no comments have been received.

ASSESSMENT

The site is located within the open countryside close to the settlement of Scawby as identified by the Housing and Employment Land Allocations DPD 2016. The dwelling is a

large detached property with a two-storey gable and lean-to fronting the street scene. It is located within a small hamlet where the junction of Messingham Lane meets Ermine Street.

The applicant seeks to erect extensions to the property and the key considerations relate to:

- **impact upon residential amenity;**
- **character impacts.**

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 proposal should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Given the separation distances from all other dwellings, it is considered that there would be minimal impact upon neighbouring residential amenity. Furthermore, all openings are in a location that would not give rise to any unacceptable visual intrusion.

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

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. Policy RD10 of the local plan is concerned with extensions within the countryside and part (ii) states that the volume of a proposed extension or alteration should not exceed that of the original dwelling by more than 20%, exclusive of the normal permitted development rights, and the original dwelling should form the dominant visual feature of the dwelling as extended.

The extensions represent a sizeable increase in the footprint of the existing dwelling over the 20%. However, the applicant's permitted development rights are intact and, whilst this extension would not represent permitted development, the applicant could achieve a similar volume increase through rear and side extensions.

The justification of the policy goes on to state "...This policy is intended to ensure that the replacement of dwellings, and alterations and extensions to existing dwellings in the open countryside are allowed only where absolutely necessary. Any new construction should reflect the style, scale and character of the local architecture."

The proposal is both sympathetic and proportionate to the existing dwelling and, whilst much of the built form is to the side the original dwelling, it still remains legible. The design draws on the existing features and also proposes materials that would match the existing dwelling; these are specified within the application form and will be secured through condition.

The above policy stipulates that the 20% 'exclusive' of permitted development rights is appropriate; however, given the argument set out above, in that a greater volume of built form could fairly be achieved without permission, the sensitive nature of the scheme and the minimal impact upon the wider vernacular, it is considered that the proposal is acceptable and appropriate in scale for a dwelling set within such extensive grounds.

It is therefore considered that the proposal is in accordance with policies DS5 and RD2 of the local plan and CS5 of the Core Strategy.

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: 19-411/01 A1.

Reason

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

3.

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

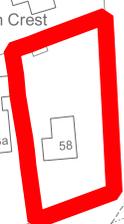
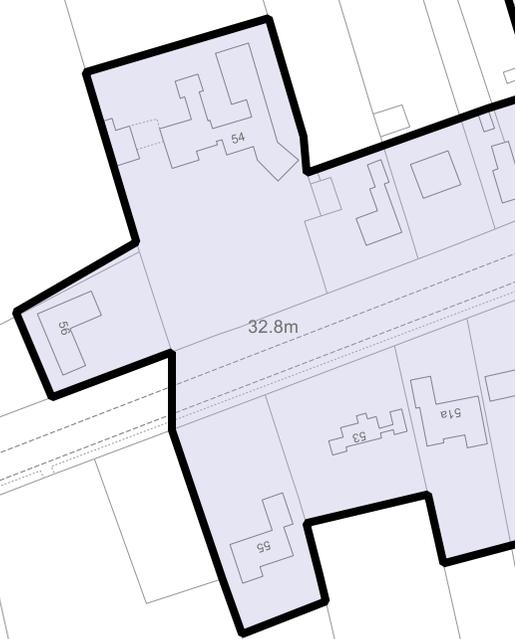
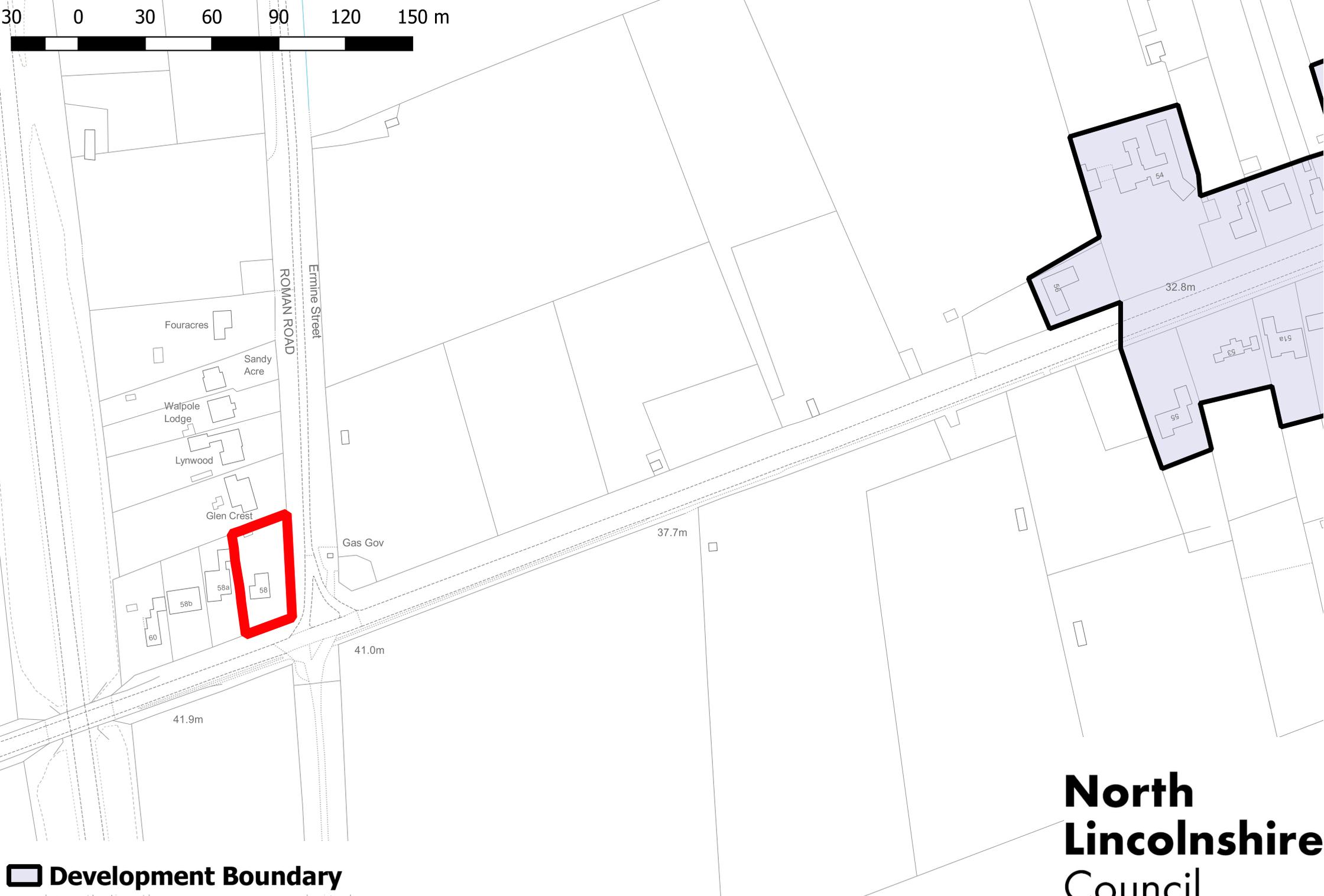
Reason

To protect character in accordance with policies RD2 and 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 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.

30 0 30 60 90 120 150 m



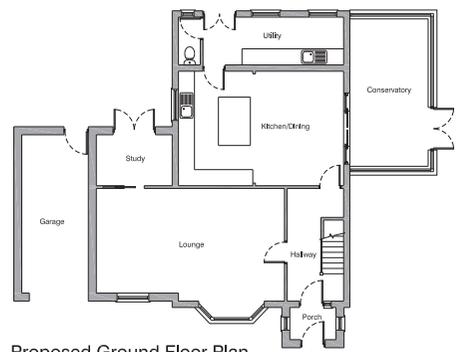
 Development Boundary

PA/2019/1614

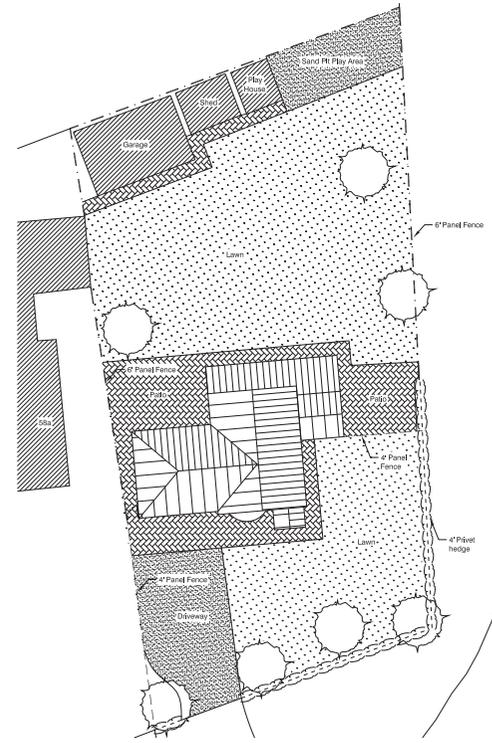
**North
Lincolnshire
Council**



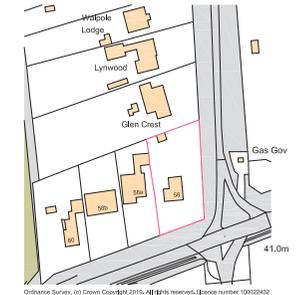
Existing Ground Floor Plan



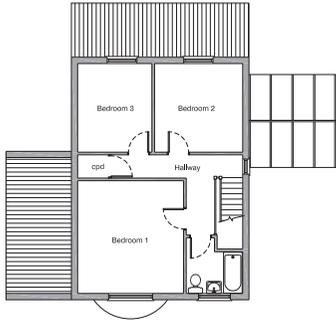
Proposed Ground Floor Plan



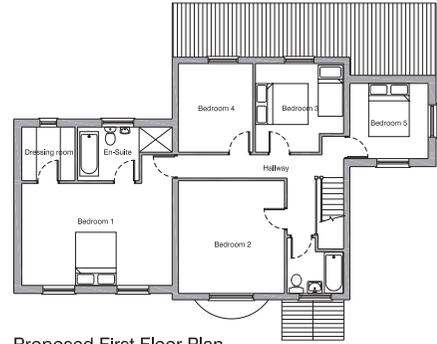
Site Plan



Site Location Plan



Existing First Floor Plan



Proposed First Floor Plan



Existing Front Elevation



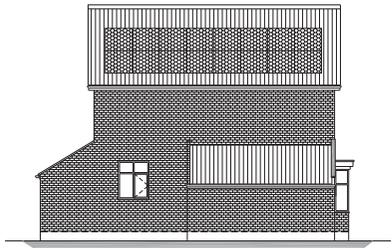
Proposed Front Elevation



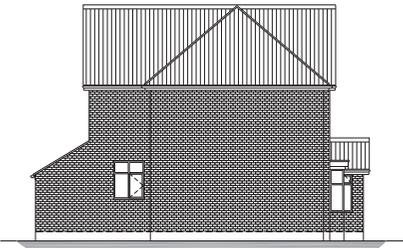
Existing Rear Elevation



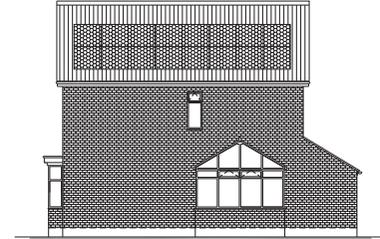
Proposed Rear Elevation



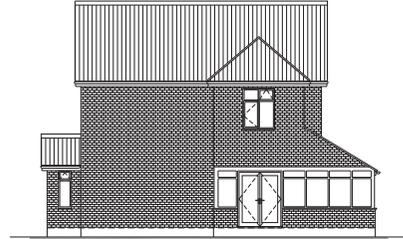
Existing Side Elevation



Proposed Side Elevation



Existing Side Elevation



Proposed Side Elevation

PA/2019/1614 Block plan and elevations (not to scale)

Proposed Extensions,
 58 Messingham Lane, Scawby,
 Mr & Mrs Dexter.



Right Line Architectural Services <small>Four winds, Northwood, Essex, Messingham, DN17 5PS.</small> Tel 01724 763770 & 07779116662	Existing & Proposed Plans & Elevations Site Location & Layout Plans		1:100, 1:200, 1:1250	May 2019	C Nockles
	19-411/01		A1	page 10 of 10	sheet 10 of 10