

APPLICATION NO	PA/2019/1927
APPLICANT	Mr Stuart Moody
DEVELOPMENT	Planning permission to erect single-storey front and rear extensions and a detached double garage
LOCATION	11 Winterton Road, Winteringham, DN15 9NF
PARISH	Winteringham
WARD	Burton upon Stather and Winterton
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Winteringham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 10 states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be pursued in a positive way.

Paragraphs 124 states that 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.

National Design Guide: Advice regarding design relevant.

North Lincolnshire Local Plan:

Policy DS1 – General Requirements

Policy DS5 – Residential Extensions

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS5 – Delivering Quality Design in North Lincolnshire

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

The parish council would like it to be noted that the front extension is outside of the building line and the rear garage is not in keeping with the area as it is particularly large in

consideration of the size of the house and land and is double height when the rest of the street is bungalows. This is not appropriate and the parish council would like to object to this application.

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

Planning permission is sought to erect single-storey extensions to the front and rear of a detached bungalow located in the settlement boundary for Winteringham. The proposal also includes a detached double garage to the rear. The site is not within the Winteringham conservation area. The existing vehicular access onto Winterton Road will be utilised to access the proposed new garage.

The main issue in the determination of this application is whether the proposal is detrimental to the character and appearance of the area.

The application site includes a modest detached bungalow in a large garden, that is similar in size and appearance to other properties in the immediate area. The plot measures approximately 42 metres deep and 13 metres wide, and currently has a 25 metre deep rear garden, which is similar to the depths of the rear gardens of neighbouring properties. The properties either side are detached bungalows, with undeveloped open countryside to the rear. The existing property is currently set back 9 metres from the front boundary. The existing property has a small first-floor section in the roof, with an existing dormer to the front and rooflight in the southern roof plane. The proposed extensions are lower in height than the main roof of the existing dwelling, and clearly single-storey, with no new accommodation at first-floor level; however, a new rooflight is shown on the drawings to provide light to the existing first floor. This is in the existing rear roof slope and does not cause any issues in relation to loss of privacy as it faces directly over the applicant's large rear garden towards fields at the back of the site.

The proposed front extension projects approximately 3.6 metres from the front wall of the existing bungalow and is approximately half the width of the existing dwelling. The new extension includes a bay window, which matches an existing bay window, giving a double-fronted appearance to the property. The extension has a pitched roof that slopes away from the nearest neighbour to the north and is set in from the boundary. The extension does project in front of both properties either side, but this is not considered to be out of character with other properties in the area, nor will the extension be overly prominent in the street scene, as it will still be set in approximately 5.8 metres from the front boundary. The front extension will not have a detrimental impact on the amenities of the neighbour to the north, as it adjacent to the neighbour's driveway, set away from any main habitable rooms. In addition, being single-storey, no overlooking or loss of light will be created.

The rear single-storey extension projects approximately 6 metres from the rear wall of the dwelling, and is a flat-roofed design which includes two centrally located lantern rooflights. It is set in from the boundary with neighbours either side and follows the line of the existing side walls of the bungalow. This part of the proposal will not have any adverse impact on the amenities of the neighbours as it does not create any overlooking or loss of light and maintains the existing amenities of these properties. Although it is a flat-roofed design, it is

located to the rear of the property and is not clearly visible from public views. The main character of the property is therefore retained.

In relation to the detached garage, this is located in the rear garden adjacent to the boundary with the neighbour to the south and on the rear boundary, with open countryside beyond. It is located approximately 18 metres from the rear wall of the nearest neighbour's dwelling, which is considered to be sufficient to prevent any direct loss of amenity to this dwelling. The garage is lowest in height on the boundary with the neighbour (2.475 metres) and slopes upwards away from the boundary up to 3.78 metres high. This is considered to be acceptable and will not result in any loss of amenity to the neighbour's garden.

The proposed garage will be located 13 metres away from the new rear wall of the bungalow, and together with the front garden, will still retain a significant area of amenity space for the occupiers to enjoy.

The parish council has objected to the proposal on the grounds that the front extension is forward of the front wall of the property, and considers that the garage is not in keeping with the size of the existing house and garden. However, the proposal will still retain a large area of garden for the applicant; it is, therefore, not considered that the scale and design of the extensions and garage are out of keeping with the character of the area, nor is it over-development. The property to the north has a large detached garage in the rear garden, and the proposed garage is similar in siting and scale to this building; it would therefore be difficult to argue that the proposed garage is out of scale with the existing dwelling and garden, or the area as a whole.

The existing property is red brick with a grey slate roof. The whole of the property, including the new extensions and garage, is proposed to be finished in an off-white render with grey slate roof. As there are a mix of brick and tiles in the area, with some properties having cladding, it is not considered that the choice of materials will be out of keeping with the character of the area. The site is not within the conservation area, and a more contemporary finish to the external appearance is considered to be acceptable.

No other adverse comments have been received as a result of the publicity carried out. It is considered, therefore, that the proposal is in accordance with the policies in the adopted local plan and Core Strategy 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: SM/19/01, SM/19/02, SM/19/02A, SM/19/03, SM/19/04, SM/19/05, SM/19/06 and SM/19/07 Rev A.

Reason

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

3.

The materials and finishes of the new areas of render and tile shall match the details submitted with the application unless otherwise agreed in writing with the local planning authority.

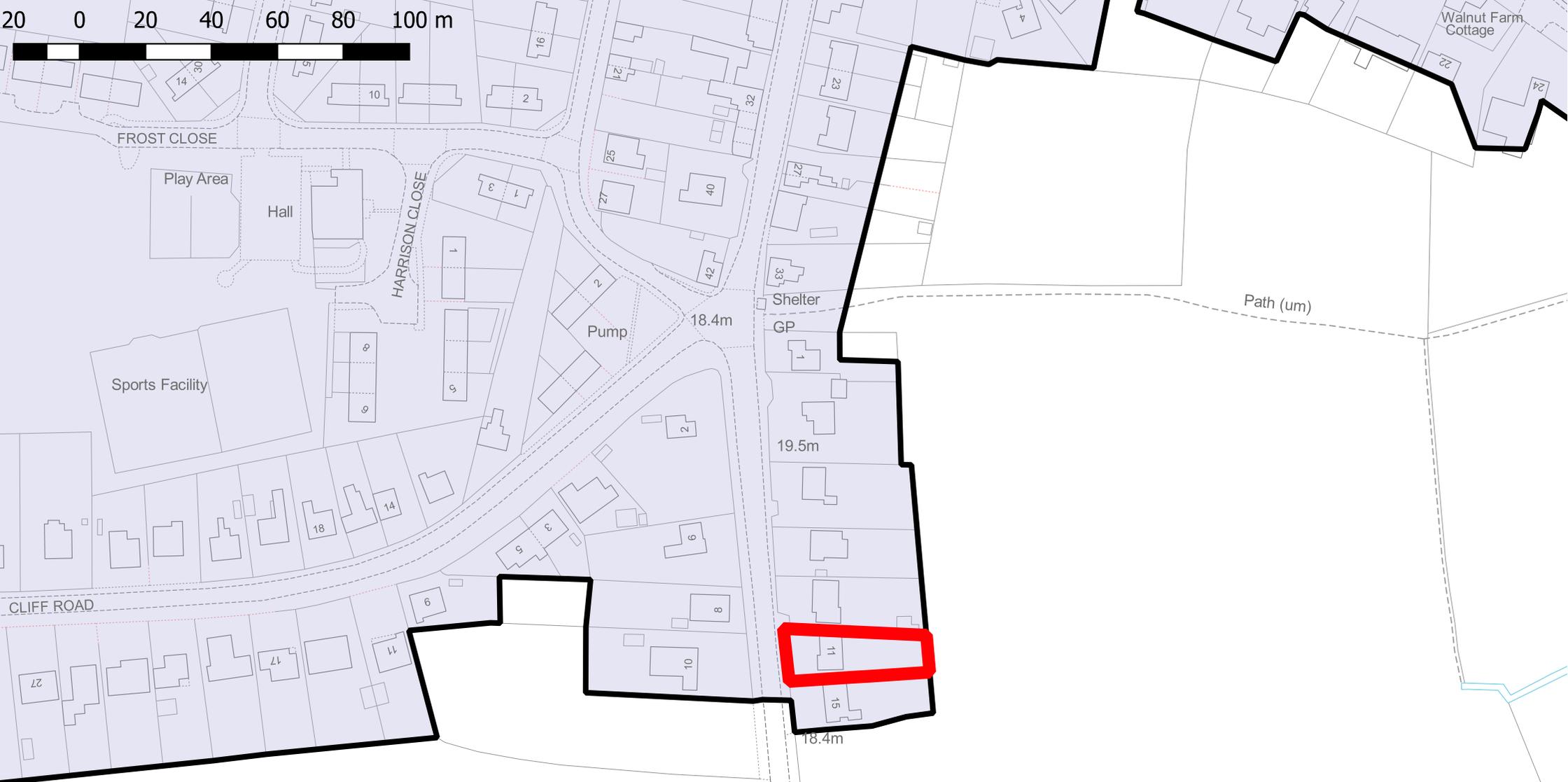
Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 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.

20 0 20 40 60 80 100 m



 Development Boundary

PA/2019/1927

**North
Lincolnshire
Council**

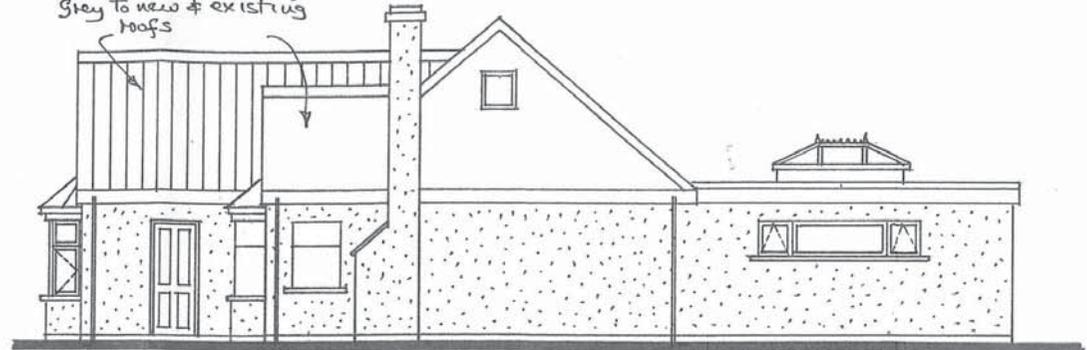
PA/2019/1927 Proposed elevations (not to scale)

* New Velux C04 rooflight
550 x 980mm.

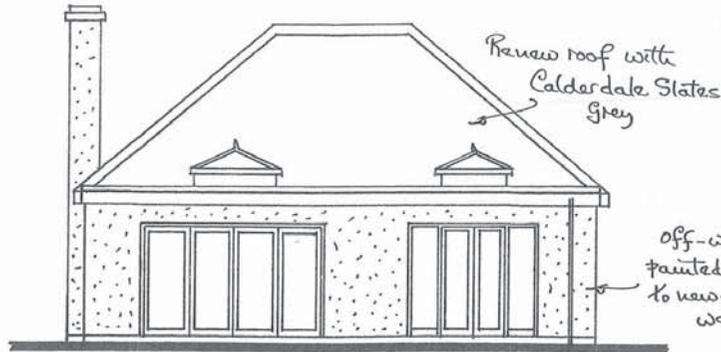


WEST ELEVATION

New Calderdale Slates
Grey to new & existing
roofs



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

DEVELOPMENT CONTROL SECTION
13 NOV 2019
RECEIVED

MR & MRS. S. MOODY
11 WINTERTON ROAD
WINTERINGHAM
SCUNTHORPE DN15 9NF

PROPOSED EXTENSIONS
& ALTERATIONS

DRAWN BY:
JEM MANAGEMENT SERVICES
45 OSWALD ROAD
SCUNTHORPE 07764 922416

DATE: NOVEMBER 2019
SCALE: 1/100 @ A3

DRG. NO. SM/19/06
REV.

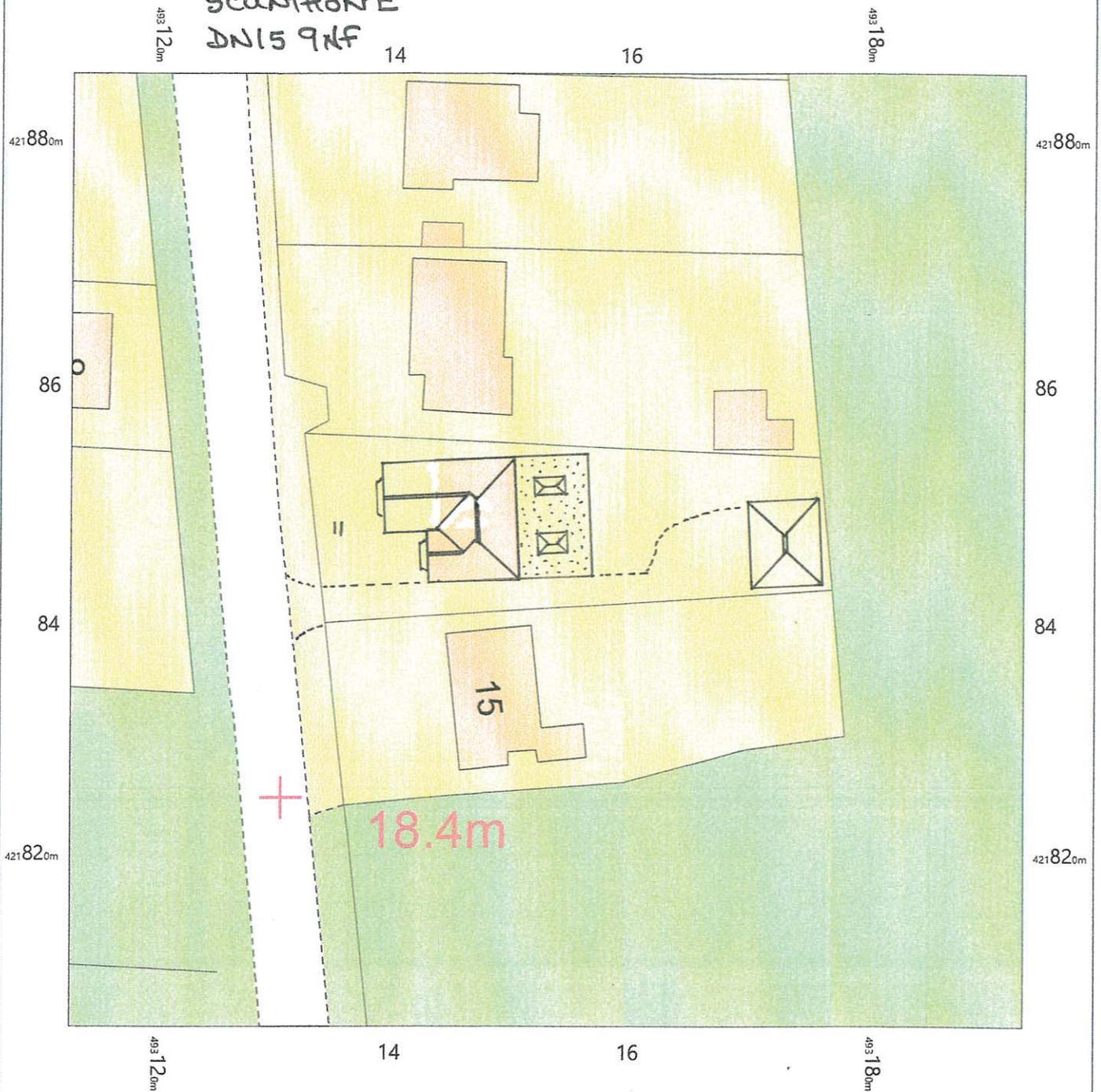
PA/2019/1927 Block plan (not to scale)

DEVELOPMENT CONTROL SECTION

13 NOV 2019

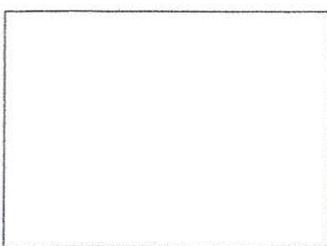
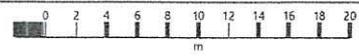
D/19 RECEIVED

MR & MRS S. MOODY
11 WINTERTON ROAD
WINTERINGHAM
SCUNTHORPE
DN15 9NF



"PROPOSED BLOCK PLAN"

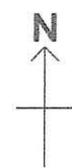
DRS. NO. SW/19/02A



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