

APPLICATION NO	PA/2020/615
APPLICANT	Nasima Begum
DEVELOPMENT	Planning permission to erect single-storey and two-storey rear extensions
LOCATION	24 Donnington Gardens, Scunthorpe, DN15 7RJ
PARISH	Scunthorpe
WARD	Crosby and Park
CASE OFFICER	Jessica Pacey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Christine O'Sullivan – significant public interest)

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 well-being, 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, DS5

North Lincolnshire Core Strategy: CS1, CS2, CS5

CONSULTATIONS

Highways: No objections or comments.

Drainage: No objections or comments.

Environmental Health and Housing: No objection. Make informative comments in respect of HMO legislation and licensing requirements.

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.

Objections have been received raising the following issues:

- access and congestion
- overlooking, overshadowing and overbearing impact
- residential amenity.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to allow members to visit the site before making a decision.

Site characteristics

This semi-detached property is located within the defined settlement boundary for Scunthorpe as identified by the Housing and Employment Land Allocations DPD 2016.

The applicant seeks planning permission to erect a single-storey and a two-storey rear extension.

The following considerations are relevant to this proposal:

- **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, or result in overshadowing, overbearing impact 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 applicant wishes to extend the rear of their property by replacing the existing conservatory with a single-storey and two-storey extension to create additional space internally at ground and first floors. Planning permission has been granted previously for a two-storey side extension.

The proposal would have an approximate projection of 3.92 metres, which is a similar depth to the adjoining property's existing rear extension. The rear elevation of the single-storey and two-storey extensions together would have two window openings and a double door at ground floor, and three window openings at first floor, two of which serve the bathroom and en-suite. There are no openings in the side elevations. All openings would look out onto the rear garden of the property. The single-storey extension would have a rooflight. The roof of the single-storey extension would be sloped and that of the two-storey extension pitched, neither of which would be visible from the highway. The separation distance involved (approximately 6.25 metres) and the existing garage between the two properties would prevent the proposal having an impact upon the neighbouring property to the east. The impact upon the amenity of the neighbouring property to the west would be limited due to the existing extension on the rear elevation of this property adjacent to the party boundary. This extension to the neighbouring property is of similar depth to the proposed extensions and as such will not be impacted by the proposals. Any impact to the first floor windows in the rear elevation of this neighbouring property will not be significant due to the separation between these windows and the proposed two-storey extension and the fact that the roof of the two-storey extension slopes away from the neighbour. Furthermore, all openings are positioned such that they would not lead to any unacceptable visual intrusion; therefore, no additional overshadowing, overlooking or overbearing impact would be created.

A number of objections have been received raising concerns with regard to impact on residential amenity, and the overbearing, overlooking and overshadowing impacts of a large extension; these matters have been addressed above and no unacceptable impact has been identified as part of this assessment that would warrant a refusal of planning permission. 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 of the North Lincolnshire Local Plan.

With regard to highway matters, the council's Highways department has no objections or comments. Whilst an increase in traffic would occur during the construction phase, this would only be for short periods of time and is a consequence of any development proposals.

The council's Environmental Health and Housing team has reviewed the application in terms of the potential for impact of shared homes; however, the proposal is for a residential extension and will result in a four-bedroom dwelling. No change of use is proposed as part of this application.

Character impacts

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 applicant proposes to use imperial red brickwork, dark grey concrete roof tiles and white uPVC for the windows/doors for the extensions, all of which match those of the existing dwelling. These are considered appropriate and will be secured by condition if permission is granted. It is therefore considered that the proposal is in accordance with policy CS5 of the North Lincolnshire 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: 2020-100 Rev 01, 215-200 Rev 01 and site plan 220-022 Rev 01.

Reason

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

3.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

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.



JACKSON ROAD

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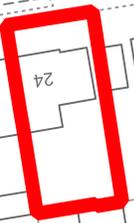
47.8m

47.9m

HENDERSON AVENUE

48.0m

DONNINGTON GARDENS



24

20a

12

36

6

6

2

1

1

St Lawrence Sports Hall

Tank

Ppg Sta

Garage

**North
Lincolnshire
Council**

PA/2020/615

PA/2020/615 Proposed elevations (not to scale)

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Front Elevation



Rear Elevation



Side Elevation

Side Elevation

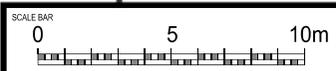
Materials	
Walls -	Imperial red brickwork to compliment existing
Roof -	Concrete tiles to compliment existing
Fascias + Soffits	All Fascias, soffits, to be painted white UPVC
Gutter and RWP	All gutter and RWP's to be white UPVC
Windows / Doors -	White UPVC - For style see elevation.



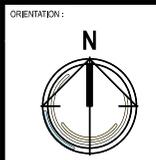
<p>DATE: MAR '20</p> <p>DRAWING No: 215</p>	<p>SCALE: 1:100 @ A3</p>

PA/2020/615 Block plan (not to scale)

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REVISIONS
1 - First Issue



CLIENT: N Begum

LOCATION: 24 Donnington Gardens
Scunthorpe
DN15 7RJ

PROJECT: 2 Storey Rear Extension

DRAWING TITLE: Proposed Site Plan

DATE:	DRAWING No:	PROJECT No:	SCALE:
Mar '20	220	002 01	1:200 @ A3

SITE PLAN 1:200 @A3