

DELEGATED ASSESSMENT

Application No: PA/2015/0102

Date: 11/03/2015

Proposal: Planning permission to retain a single storey extension to the front and side elevations.

Location: Greenacres, 5 Stone Lane Burringham

Applicant: Mr & Mrs Ratcliff

Officer: Ann Scott

POLICY

National Planning Policy framework paragraph 56 requiring good design.

Core Strategy

CS1, CS2, CS3, CS5

North Lincolnshire Local Plan

Policy ST2, ST3, DS1, DS5. SPG1

Site History –7/1993/0043 - Erect a detached 4 bed house and garage.

CONSULTATIONS

Highways: No Objections does not wish to restrict grant of permission.

PARISH/TOWN COUNCIL

No comments received.

PUBLICITY

The application was publicised by means of direct neighbour notification which expired on the 4 March 2015.

LETTERS OF COMMENT

None received.

MATERIAL CONSIDERATIONS

Planning Policy

Residential Amenity

Visual impact on street scene

Proposal/Site Description

The application proposes the retention of a single storey front/side extension to form a day room. The application site is a detached property built approximately in the late 1990's. Situated on the North side of Stone Lane, Burringham. The house has an existing driveway and garage. The orientation of this house and proposed extension is not considered to adversely affect the existing amenities of surrounding properties.

Planning policies

The relevant planning policies for consideration as part of this application are as follows; National Planning Policy Framework paragraph 56 relating to good design which is an integral part of sustainable development.

The North Lincolnshire Local Development Framework Core Strategy policies in relation to the Location of Development, CS1 Spatial Strategy, CS2 Delivering more sustainable development, CS3, Development Limits, and CS5 Delivering Quality Design are relevant to this proposal.

The North Lincolnshire Local Plan Policies most related to this proposal are DS1 General requirements and DS5 Residential extensions. The proposed extension is not considered to adversely affect the character or appearance of the area or adversely affect the existing amenities of neighbouring properties and is in accordance with Policies DS1 and DS5.

Residential/Visual Amenity

The extension measures approximately 3.6 metres long, by 3 metres depth, by 3.2 metres to the ridge at its highest part. The impact on neighbouring properties and the existing street scene is considered to be minimal.

The proposal therefore complies with the criteria in Policy DS5 It is considered that despite the proposed extension being sizeable in its context in relation to the existing street scene and in relation to the context of the scale, design and appearance of the surrounding properties. The proposal will not unacceptably reduce sunlight, daylight or result in any overshadowing, or loss of privacy to any adjacent dwellings. The proposal is sympathetic in design, scale and materials to the existing dwelling and is situated away from neighbouring properties.

Conclusions

The proposal is however, considered to be acceptable in principle and does not have an adverse impact on the locality. The application is recommended for approval.

RECOMMENDATION Grant permission subject to conditions: