

DELEGATED ASSESSMENT

Application No: PA/2015/0604

Date: 27/08/2015

Proposal: Planning permission to erect a two-storey and single-storey rear extensions

Location: 7 Woodland View, Scunthorpe

Applicant: Mrs N Fatima

Officer: Elizabeth Jerrold

POLICY

National Planning Policy Framework: 7: Requiring Good Design: Paragraphs 56, 60 and 61

Core Strategy policy CS5: Delivering Quality Design in North Lincolnshire

Local Plan policies DS1 (General Requirements); DS5 (Residential Extensions) and SPG1 (Design Guidance for House Extensions)

CONSULTATIONS

Highways: No objection

PARISH/TOWN COUNCIL

Ward members : No response

PUBLICITY

The application has been advertised via neighbour notification letters.

LETTERS OF COMMENT

Three letters of objection have been received raising the following issues:

The proposal would increase overshadowing

The proposal would increase traffic in the area

The proposal would devalue neighbouring dwellings

The proposal would have an adverse impact on neighbouring privacy

The proposal will increase disturbance and noise

The proposal will harm the health of neighbouring residents

The proposal will harm local ecology

MATERIAL CONSIDERATIONS

The main issues associated with this proposal are the impact it would have on the amenity of the locality and the amenity of neighbours.

Policy

The National Planning Policy Framework takes a strategic approach, requiring good design in new development (Chapter 7), whilst North Lincolnshire's Core Strategy acknowledges that all new buildings should respect their surroundings and not harm local amenity - para 7.11.

Policy DS1 of the North Lincolnshire Local Plan 2003 seeks high quality design that should reflect or enhance the character, appearance and setting of the immediate area, whilst ensuring no unacceptable loss of amenity to neighbouring land uses, including through the effects of overlooking or overshadowing.

Policy DS5 is specific to residential extensions, again re-stating that the proposal should not result in unreasonable reduction of sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

SPG1 supports this policy with detailed guidance on house extensions, including the 45 and 30 degree rules.

Assessment

The application comprises a semi-detached, two-storey property located in a row of similar properties. The dwelling benefits from a detached garage to the rear. The main private amenity space for the dwelling is to the rear. Full planning permission is sought for a part two-storey, part single-storey extension to the rear. The extension would project a maximum of 8.55 metres beyond the rear elevation of the dwellinghouse. The proposal would feature a pitched roof design and would allow for an increase in the number of bedrooms (from three to four). It should be noted that the council determined that prior approval was not required for a single-storey

extension to the rear which is of the same length as the two-storey element of the current proposal (reference PA/2015/0056).

Design/impact on the locality

The proposed extension would be located to the rear of the property and would not be highly prominent when viewed from the public realm. The proposed scheme would feature a pitched roof design and the use of matching external materials could be adequately controlled by condition. Subject to such a condition it is considered that the proposal would not have an unacceptable impact on the character of the area.

Impact on the amenity of neighbours

The proposed extensions are of significant scale and projection and it is accepted that in most circumstances extensions of this scale would result in unacceptable impacts on neighbouring dwellings. It is considered that the following factors are material to the determination of the application:

- There is a proposed single-storey extension adjacent to the boundary with 8 Woodland View of 5.953 metres projection and 4 metres to the ridge. This was deemed acceptable under prior approval notification PA/2015/0056. The proposed two-storey extension which is part of this application is no longer than this projection.
- The part two-storey, part single-storey extension adjacent to 6 Woodland View would be located adjacent to an existing garage at the neighbouring property which would partially screen the proposal.
- The proposal would come within one metre of the boundary with no. 6 Woodland View.
- 6 Woodland View features an off-shoot single-storey element to the rear which ensures that no ground floor opening would receive an infringement upon their light greater than 45 degrees by any two-storey element of the scheme (as calculated applying SPG1).
- The two-storey element would severely infringe on the 30 degree angle of the kitchen window of no. 6 (as calculated applying SPG1).
- There is a side kitchen window proposed which would look out onto the side of no. 6 Woodland View.

It is considered that although this proposal would not have an unacceptable impact on the amenities of no. 8 Woodland View, nor on the visual amenity of the character of the area, there would be a detrimental impact in terms of loss of light to the kitchen window of no. 6 Woodland View.

Highways

It is considered that the scheme would be unlikely to result in an unacceptable increase in vehicular movements at the site. Furthermore an appropriate level of off-street parking provision (two spaces) would be provided within the site. It is therefore considered that the proposal would not have an unacceptable impact on vehicular or pedestrian safety.

Other issues

The following issues, raised by objectors, have not been addressed in the above report:

- The proposal would devalue neighbouring dwellings – *this is not a material planning consideration.*
- The proposal will increase disturbance and noise - *whilst some disturbance is to be expected during construction it is not envisaged that this would exceed normal construction levels in this instance.*
- The proposal will harm the health of neighbouring residents – *the proposal is for a residential extension in a residential area and it is not considered that the scheme would have any significant impact on public health.*
- The proposal will harm local ecology – *there are no significant ecological implications with this scheme.*

Conclusion

The proposal would result in an unacceptable loss of light to the kitchen window of no. 6 Woodland View and as such would be contrary to National Planning Policy Framework para 61 and local planning policy, especially DS5 and SPG1 of the North Lincolnshire Local Plan 2003.

RECOMMENDATION **Refuse permission**