

DELEGATED ASSESSMENT

Application no:	PA/2020/970
Proposal:	Planning permission to raise height of roof to create loft conversion
Location:	19 Orchard Drive, Burton Upon Stather, DN15 9EF
Applicant:	Mr Mark Cole
Officer:	Brian Mc Parland
POLICY	
Local Plan:	DS1 & DS5
Core Strategy:	CS1, CS2, & CS5
NPPF:	Section 12
CONSULTATIONS	
Highways:	No objection
Parish/Town Council	No comment
Flood Authority:	No objection
PUBLICITY:	The application has been advertised by site notice and within the local press for a period of no less than 21 days prior to the writing of this report.
LETTERS OF COMMENT:	No comments received
MATERIAL CONSIDERATIONS:	
	Impact on the character of the area and design; Impact on the amenity of neighbours.

The Site

The application site is within development limits, is situated on the north-east side of Orchard Drive and is occupied by a detached bungalow dwelling (no.3 bedroom), finished with a front facing pitched roof. The surrounding area is predominantly residential and characterised by detached bungalow dwellings.

The application site is within a SFRA flood zone 1; is not within a Conservation Area; does not relate to any Listed Buildings and there are no Tree Preservation Orders (TPO`s) within the site.

The Proposal

The submitted application seeks planning permission to raise the height of the existing roof to create a loft conversion.

Impact on the character of the area and design

Policies DS1, DS5 and CS5 are concerned with visual amenity. In respect of impact on character, proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposed seeks to raise the ridge height of the existing property by 1.8m (approx.) which is effectively adding an upper floor to the existing dwelling. The proposal would introduce no.4 windows to the rear; no.3 to the front and no.3 rooflights along either elevation (north & south). The proposed materials include cedar cladding to the upper walls.

Regarding the proposals impact on the locality, it is important to understand the existing street character and the location of the application site. The local area is typified by detached bungalow dwellings and have a generally modest bulk. It is acknowledged the surrounding bungalow-built form is the main

characteristic within the streetscene. Once more, the application site lies to the north-end of Orchard Drive, adjacent to a wide curve in the road subsequently, owing to the topography of the land and the position of the site; views of the application dwelling are relatively prominent from the public. As such, any proposal would have to work quite well and adequately integrate into the character and appearance of the streetscene.

The existing dwelling is currently a bungalow dwelling which would be sympathetic to the surrounding pattern of development and so should be maintained. The proposed increase in the existing ridge height would result in a two-storey dwelling and would appear harmfully out of keeping with the character of the streetscene. Furthermore, the proposed arrangement of the window detailing along the front elevation would appear incongruous. Given the prominent location of the site; the impact upon the wider area would be further exacerbated. The proposal, when assessed on its individual merits would be at odds with the locality and would appear as an unsympathetic form of development.

In light of the above, the proposed ridge extension by virtue of its poor design which includes; an excessive ridge height resulting in a two-storey dwelling with incongruous detailing; would visually erode the existing bungalow character of the dwelling which would be at odds with the local area. It is considered the proposal would be indicative of an insensitive form of development which would fail to reflect or enhance the character, appearance and setting of Orchard Drive. The proposal would be contrary to policies DS1 & DS5 of the North Lincolnshire Local Plan (Adopted May 2003) and policy CS5 of the Core Strategy (Adopted June 2011).

Impact on the amenity of neighbours

Policy DS5 is concerned with residential extensions. In respect of amenity it states; 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 or loss of privacy to adjacent dwellings.

The neighbouring dwellings include nos. 17 and 21. The proposed ridge height extension would cater for no.3 rooflights along the side elevations however, these roof lights would not directly front habitable rooms. Regarding the no.4 windows along the rear; the neighbouring dwellings to the rear of the application site would be adequately setback to mitigate overlooking and loss of privacy impacts. On balance, the proposed windows would be acceptable. In terms of the proposals design and mass; there would be no additional impact on the neighbouring amenity.

It is considered the proposal by way of its design would not prejudice the existing neighbouring amenity such as the of loss of daylight, overshadowing, overbearing or loss of privacy. As such, the development would be in accordance with policy DS5.

RECOMMENDATION: Refuse