

DELEGATED ASSESSMENT

Application no: PA/2020/388

Proposal: Planning permission to erect side and rear extensions, a garage and a workshop including associate works.

Location: Cobweb Cottage

Applicant: P Glynn

Officer: Mark Niland

POLICY Core Strategy – CS5
Local Plan – DS1, DS5, T19, RD2
NPPF
Supplementary Planning Guidance 1

CONSULTATIONS

PARISH COUNCIL:

Highways: No comments or objections to make on the planning application

PUBLICITY: A site notice has been displayed

LETTERS OF COMMENT: No letters of comment have been received

MATERIAL CONSIDERATIONS

Site Characteristics

Cobweb Cottage fronts the High Street in Wroot and for the most part is located within the settlement boundary. However the settlement boundary cuts through the rear garden leaving some of the residential curtilage located within the open countryside; this policy constraint is identified by the Housing and Employment Land Allocations DPD 2016. The property and its curtilage are also located within flood zone 2/3a and at risk from fluvial flooding. The proposal however would represent

minor development in flood risk terms and EA standing advice should be followed. In terms of principle the proposed works despite being located partially outside the development boundary are still located within the residential curtilage of Cobweb Cottage and only require planning permission by virtue of their scale. It is considered that there is no requirement to visit matters of principle therefore in this instance and the assessment which focus upon the key considerations:

- Residential Amenity
- Character and Appearance

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 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 proposed extensions are made up of a two storey side extension and a single storey flat roof extension with roof lantern that extends the full width of the rear elevation.

The nearest property to the west is located in a position which is set back and has a sufficient separation distance from the two storey element not to be subject to unacceptable impingement by way of overshadowing or overbearing. Furthermore the only side opening is at ground and it is considered that there would be limited visual intrusion from the formulation of this opening given the relationship between the proposal and the dwelling to the west. The single storey extension by virtue of its scale and its relationship with the properties both east and west as well as the positioning of openings would not give rise to any unacceptable impacts upon neighbouring amenity.

Furthermore the impact from the proposed garage and workshop are considered acceptable by virtue of their separation distances from all dwellings. It is therefore considered that the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours and align with policy DS5.

Character and Appearance

Both policies DS5 and CS5 are concerned with visual amenity with the former stating that proposals should be sympathetic in design, scale and materials. Policy RD2 is also relevant given the garage and workshop are located beyond the settlement line.

The built form of the extensions are considered sympathetic to that of the existing dwelling and whilst the two storey side extension does not have a set down or set back it does not challenge the host property. The built form of the extension mirrors the ridge line and roof pitch and would be finished to a matching render. Whilst the legibility of the original dwelling would not remain there is an argument that historic modifications as well as the render finish have already diluted it. Lastly the built form of the outbuildings are not excessive and commensurate to the scale of the property as well as that of outbuildings in neighbouring gardens. Their impact upon the wider open countryside is limited by virtue of their scale and position within the residential curtilage.

The applicant proposes a matching render to the dwelling with the outbuilding being built in a brown facing brick and these are considered appropriate. The materials are described within the elevation plans and so reinforced through an approved plans condition. It is therefore considered that the proposal is in accordance with policies DS5 and CS5 as well as the criteria based element of RD2.

RECOMMENDATION: Grant permission subject to conditions.