

DELEGATED ASSESSMENT

Application no: PA/2020/1336

Proposal: Planning permission to erect detached garage and associated driveway

Location: Little Grange Farm, Ferriby Road, Barton Upon Humber, DN18 5RJ

Applicant: Macpherson & Flint

Officer: Kevin Robinson

POLICY Core Strategy – CS5
Local Plan – DS1, DS5, T2, T19, RD2
NPPF
Supplementary Planning Guidance 1

CONSULTATIONS

TOWN COUNCIL: Response received confirming no comments or objections.

Highways: Response received confirming no comments or objections.

LLFA Drainage: Response received confirming no comments or objections.

PUBLICITY: A site notice has been displayed in accordance with article 15 of the Development Management Procedure Order 2015 (as amended)

LETTERS OF COMMENT: No letters of representation have been received.

MATERIAL CONSIDERATIONS

Planning History

PA/2018/2511 Planning permission to change the use of barn to residential. This permission removes permitted development rights from the property and from its curtilage.

Site Characteristics

The application site comprises the residential property (a converted barn and its curtilage).

Principle of development:

Householder outbuildings are acceptable in principle subject to there being no harm to the character and appearance of the property through unsympathetic design or harm to the amenity of neighbouring properties and residential areas. The site is located within the open countryside and therefore the potential impacts upon this must also be considered.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance

Residential Amenity

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential developments. 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 addition is a detached garage structure to the rear/ side of the property. Given the orientation of the openings and the single storey nature of the building along with the relationship to the neighbouring property, it is not considered that there would be significant effects of overlooking, over shadowing or oppression upon any neighbouring property to warrant resistance on these grounds.

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.

Appearance

Policies RD2, DS5 and CS5 are concerned with visual amenity with the former stating that proposals should be sympathetic in design, scale and materials.

In this regard the proposal is to the rear/ side of the host dwelling and would not be readily visible in any public views. The proposal would be erected in materials to

match the host property and would not result in a massing of sufficient scale to unbalance the property or impact appreciably upon its character or the wider area.

It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

RECOMMENDATION: Grant permission subject to conditions.