

DELEGATED ASSESSMENT

Application no: PA/2020/1842

Location: 8 Pembroke Avenue, Bottesford, DN16 3LN

Proposal: Planning permission to erect a single-storey front extension

Applicant: Karen Smith

Officer: Jessica Pacey

POLICY

Local Plan: DS1, DS5, T2, T19

Core Strategy: CS1, CS2, CS5

NPPF: Section 12

CONSULTATIONS

Highways: No objections or comments received

Drainage: No objections or comments to the proposed

PARISH/TOWN COUNCIL: No objections to the proposed

PUBLICITY: A site notice was displayed; no letters of representation have been received.

MATERIAL CONSIDERATIONS

The Site

The application site relates to 8 Pembroke Avenue, a corner plot semi-detached property located with the development boundary of Bottesford where the principle of residential extensions is acceptable.

Proposal

The applicant seeks planning permission to erect a single-storey front extension.

The proposed single-storey front extensions dimensions are approximately 3.36m length x 2.02m width x 3.3m High. The plans show that it is proposed to have a pitched roof with small roof light within the southern elevation, a full length window to the southern elevation and double patio style doors to the front western elevation. The additional space created will provide a more accommodating dining area for the applicant.

All roof lines and proposed materials of the proposals will match or compliment that of the existing property to keep a uniform appearance.

The following considerations are relevant to this proposal:

- Residential amenity
- Character impacts

Assessment

Amenity

Policy DS5 of the north Lincolnshire Local Plan is concerned with residential extensions. In respect of amenity 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.

Impact on the locality

The proposed would dilute the street scene somewhat by the introduction of the front extension: however whilst there would be an impact it is not considered to warrant refusal of planning permission in this case. As such, the proposals comply with policies CS5 and DS5.

Impact on Neighbours

Due to the locality of the proposed single-storey extension the 45° test has been applied, showing that it is at a scale and sufficient distance from the neighbouring property so as not to give rise to unacceptable loss of residential amenity upon the front opening. Whilst there could be some impact, it is considered that the proposed will not cause to unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to that property or other neighbouring properties therefore aligns with policy DS5.

Design

Both policies DS5 and CS5 are concerned with visual amenity and that proposals should be sympathetic in design, scale and materials.

The design and proposed materials of the single-storey front extension match that of the host dwelling keeping a uniform appearance. It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

RECOMMENDATION: Grant permission subject to conditions.

I confirm that there are no pre-commencement conditions proposed with this application.