

DELEGATED ASSESSMENT

Application no: PA/2021/79

Proposal: Planning permission to erect first floor and two-storey side extensions, attached double garage with accommodation above and creation of vehicular access with associated parking

Location: 1A Merton Road, Bottesford, DN16 3LL

Applicant: Mr John Richardson

Officer: Nick Salt

POLICY

NPPF: Section 12

Local Plan: DS1, DS5, DS14, T2, T19

Core Strategy: CS1, CS2, CS5

CONSULTATIONS

No consultation responses received at the time of the writing of this report.

PUBLICITY

Advertised by site notice. 1 letter of comment has been received objecting to the proposal for the following reasons:

- Excessive development of the site.
- Out of scale with the character of the surrounding residential properties.
- Overlooking
- "We note that in Section 7, the application specifies no new vehicle access is proposed. This is in contradiction to the plans, which clearly show the installation of a new drop kerb in the pavement."

1 letter supporting the application has also been received stating that the development will be good for the area, although the respondent noted some concerns with the impact of on-street parking.

MATERIAL CONSIDERATIONS

Site and Proposal

The application site is the residential curtilage of 1a Merton Road, a detached two storey dwelling on a corner plot adjacent to Merton Road to the west and Trinity Road to the south. 34 Trinity Road bounds the site to the east, and no.1 Merton Road is adjacent to the north. Access to the site is from Merton Road to the west, with a driveway and attached garage at the northern end of the

dwelling. The property is within an SFRA Flood Zone 1 – meaning lower risk of flooding. It is not within any Conservation Area and is not within 30m of any listed building.

This planning application seeks approval for several alterations and extensions to the site and the dwelling:

1. The north side of the dwelling would be extended at first floor level above the attached garage, with the garage converted into habitable space. The first-floor extension would have a width of 3.15m and run for 8.4m in length, with a gable feature to the frontage.
2. There would be additional windows on the front and rear elevations of the main dwelling. Facing material would be rendered with grey concrete tiles to all parts of the building.
3. There would be substantial additions to the southern part of the site. A two-storey sunroom and bedroom link, at 7.4m height would adjoin the main dwelling, with a roof ridge set down by 0.7m relative to the main roof.
4. This link would also adjoin a new 5.5m high garage to the south which would have a width of 7.64m with double berth. The garage would project 3.45m further to the east (rear) than the main dwelling and would be 0.62m from the eastern boundary. There would be an attic office space with single window facing south onto Trinity Road. The garage and sunroom link would measure 13.3m in length from the north to the south.
5. The access to the site would be relocated to the southern boundary.

Assessment

The main considerations in the determination of this planning application are:

- Impact on the appearance of the site and street scene;
- The residential amenity of neighbours;
- Access and Parking; and
- Drainage

Design and Appearance

The Council's SPG1 'Design guidance for house extensions', explains that householder extensions 'should not dominate the original building in terms of scale, materials or situation.' Both policies DS5 and CS5 are concerned with visual amenity and that proposals should be sympathetic in design, scale and materials.

The proposed works to the northern gable end of the dwelling would remain secondary to the existing form and design of the dwelling and would follow the design of the dwelling. The first-floor extension would be set back from the primary front-facing gable. This part of the dwelling would be only marginally increased in footprint. The works to the northern part of the building and the use of render and tiling throughout would be appropriate for the site and the surrounding street scene.

The extensions to the south would significantly alter the visual impact of the building. The garage would front onto Trinity Road and the works would cover a substantially increased total footprint. The site does however have the benefit of a large corner plot, with the existing dwelling set well back from Trinity Road relative to no.34 to the east. The front of the proposed garage would follow the existing building line of Trinity Road and whilst it would to some degree have the appearance of a dwelling, this would not be to the detriment to the character of the street scene. The link and the

garage would be both set down from the original dwelling and any potential visual dominance would be limited as a result.

The site previously featured substantial tree planting which has been largely removed. The works would have no notable impact on the landscaping arrangements within the site, therefore. A separate planning application has been submitted concurrent with this one, proposing 1.8m timber fencing to the boundary.

The site does not lie within a conservation area and the works would not impact any known heritage asset. Whilst the visual impact of the dwelling would be increased via the works proposed, the corner plot location existing layout of the site would accommodate this without any significant detriment to the character and appearance of the street scene.

It is considered therefore that the proposed side and rear extensions and garage would not significantly harm the character and appearance of the street scene and would respect the design and appearance of the site dwelling in accordance with Local Plan policies DS1 and DS5, and Core Strategy policy CS5.

Residential 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 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 first-floor extension to the north of the dwelling would bring it closer at a first-floor level to no.1 Merton Road to the north. No.1 has an adjoining garage with mono pitch roof and a single first floor south elevation window which appears to serve a bathroom (non-habitable room). The increased height and proximity of the northern gable would not result in any significant overshadowing, overbearing or overlooking impacts due to the design of no.1 as described.

Similarly, no.34 Trinity Road to the east does not appear to have any habitable room windows which would be impacted in terms of overlooking resulting from additional rear windows on no.1a. The garage would sit less than 1m from the eastern boundary with this property. No.34 is a two-storey dwelling however and the 5.5m high garage would not dominate this dwelling in terms of access to light or outlook.

The residential amenity of the occupants of the neighbouring dwellings would be preserved in accordance with policy DS5.

Access and Parking

The application seeks to add a 7.64m wide driveway access to the garage, as the new primary access to the site, from Trinity Road to the south.

The Highways Authority has been consulted on the proposal and has not provided any objection. There would be good visibility from the new access when entering on to the road, helped by its 7.64m width.

A condition shall be added to approval requiring the existing access to be blocked up prior to the first use of the proposed access – in the interests of the appearance of the street scene and to ensure that there is no net increase in access points in the area, thus limiting any highway safety impacts.

Overall, however, the access and parking proposed would be in accordance with Local Plan policies T2 and T19.

Drainage

Local Plan policy DS14 notes that The Council will require satisfactory provision to be made for the disposal of foul and surface water from new development.

The proposed site layout plan shows a soakaway to the garden situated a minimum of 5m from the dwelling. It is considered that the garden to the southwestern part of the curtilage is sufficient to accommodate a soakaway which would account for the increased building on the site.

An ACO drain is proposed between the short driveway to the south and the footway. The installation of the drain would prevent surface water run-off from the driveway and front of the garage to the footpath and highway.

It is considered that, for the scale of the proposal, the location and type of the drainage measures proposed are acceptable.

RECOMMENDATION: Grant planning permission subject to conditions.