

## **DELEGATED ASSESSMENT**

**Application no:** PA/2021/510

**Proposal:** Planning permission to erect a single-storey summer house

**Location:** 1 Mill Hill Drive, Bottesford, DN16 3QY

**Applicant:** K Twells

**Officer:** Kevin Robinson

**POLICY** Core Strategy – CS5

Local Plan – DS1, DS5, T2, T19

NPPF

Supplementary Planning Guidance 1

## **CONSULTATIONS**

**PARISH COUNCIL:** Response received confirming no objections raised.

**HER Officer:** No objections raised.

**Highways Officer:** No objections raised.

**LLFA Drainage Team:** No objection raised.

**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/2013/0223 - Planning permission to erect a single-storey extension – Approved 08/05/2013

7/1980/0286 - Erect a games room and lounge extension. – Approved 11/04/1980

## **Site Characteristics**

The application site comprises the host property and its garden. No.1 Mill Hill Drive is a detached property set to the corner/ head of a small cul de sac of similar detached dwellings. The proposal seeks to replace an existing extension/ sun room with the provision of a larger single storey extension.

### **Principle of development:**

Householder extensions and alterations 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. There are no other constraints.

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 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 addition is single storey and to the rear of the property. Given the orientation of the openings and the single storey nature of the extension 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**

Both policies 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 of the host dwelling and given the existing fence would not be readily visible in any public views taken from the footpath to the west boundary. Any views would be seen against the existing property and would not detract from the character of the property or its contribution to the street scene. The

proposal would be erected in materials to match the hots 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.**