

DELEGATED ASSESSMENT

Application no: PA/2021/882

Proposal: Planning permission to convert detached garage into a habitable accommodation and make alterations to sunroom and adjacent outbuilding

Location: The Elms, 13 Abbey Road, Ulceby, DN39 6TJ

Applicant: William Hobby

Officer: Deborah Oikeh

POLICY Core Strategy – CS5
Local Plan – DS1, DS5, T2, T19, HE9
NPPF
Supplementary Planning Guidance 1

CONSULTATIONS

PARISH COUNCIL: No Objection raised

LLFA Drainage Officer: No objection raised

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

Tree Preservation Officer: no comments

PUBLICITY: A site notice has been displayed in agreement with the Town and Country Planning (Development Management Procedure) Order 2015

LETTERS OF COMMENT: None have been received

MATERIAL CONSIDERATIONS

Planning History

None on record

Site Characteristics

The Elms comprises a detached dwelling, garage and a vast grassed area within its boundary. The property is set backwards from other dwellings on Abbey road and can be accessed via a private driveway. It is boarded on all sides by trees and a pond on the western flank.

Principle of Development

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 application intends to convert the existing garage into a two-floor guest accommodation and alter the main building to create additional functional units. Although, beyond the development boundary is a vast land however, the proposal would not result into a significant volume increase or dispersed development. Given the location of the site, being set back from dwellings on Abbey Road. The proposal is assessed to have minor impact on neighbouring amenities.

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.

Materials that match existing structures have been proposed and the scale would be appropriate. Consequently, the proposal is assessed to not pose significant impact on the setting's appearance and character.

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

RECOMMENDATION: Grant permission subject to conditions.