

DELEGATED ASSESSMENT

Application no: PA/2022/2

Proposal: Planning permission to demolish existing rear annex and erect a two storey extension to enlarge kitchen, bedroom and bathroom and to carry out alterations to front elevation windows and remove existing chimney stack

Location: 7 Poplar Drive, Brigg, DN20 8PR

Applicant: Mr Paul Mussett

Officer: Jennifer Ashworth

Saved Policies of the Local Plan (2003) – DS1: General Requirements, DS5: Residential Extensions, T19:Car parking Provision and Standards and Appendix 2 and LC14

Core Strategy (2011) – CS5: Delivering Quality Design in North Lincolnshire

Housing and Employment Land Allocations DPD (2016) - The site is located within the defined development limited and unallocated as shown on the Proposals Map Insert 10 Brigg, Scawby Brook & Castlethorpe



NPPF - (Paragraph 47, 134)

Supplementary Planning Guidance - SPG1

CONSULTATIONS

LEAD LOCAL FLOOD AUTHORITY: No comments or objections to make on the planning application

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

BRIGG TOWN COUNCIL: No comments or objections to make on the planning application

PUBLICITY: A site notice has been displayed

LETTERS OF COMMENT: No letters of comment have been received

MATERIAL CONSIDERATIONS

Planning History / Designations / Constraints

There is no relevant planning history for the site.

The site is not located within a Conservation Area, there are no Listed Buildings or TPO's within close proximity. The site is in Flood Risk Area 1.

Description of site and proposal

The site is located within a residential part of Brigg. The property is a terraced two storey dwelling located off Poplar Drive. An underpass / access is located between the application site and the 9 Poplar Drive. The first-floor accommodation of 7 Poplar Drive sits above the access passage.

The adjoining property to the east (9 Poplar Drive) has a conservatory to the rear which is stepped back from boundary with 7 Poplar Drive and the access passage. An existing lean-to extension forms part of the boundary to the west between 5 Poplar Drive and the application site. The applicant is seeking to demolish their section of this extension / lean-to and the neighbouring extension will remain, beyond this is a garden fence which forms the wider boundary to the site.

Assessment

The property is located within the settlement limits of Brigg and within a primarily residential area. Whilst in planning principle terms the proposed development is acceptable its proximity to the neighbouring property and boundary does need to be addressed.

Highways and LLFA issued a reply and have no issues with the proposal, whilst in principal terms such a development is acceptable and therefore only the following considerations are relevant to this assessment:

- Residential Amenity
- Character and Appearance

Residential Amenity

Saved Policy DS5 of the North Lincolnshire Local Plan (2003) 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.

Policy DS1 relates to General Requirements and states *“a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused”*. Policy DS1 sets out criteria in which applications will be considered and states in terms of amenity *“no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing”*.

Policy CS5 requires consideration of the relationship between any buildings and the spaces around them, and how they interact with each other as well as the surrounding area. The function of buildings should also be considered in terms of its appropriateness for the context in which it is located.

The proposed development seeks the demolition of an existing lean to single storey extension to the rear and the erection of a two-storey extension. The original plans included a dual pitched roof which appeared overbearing when viewed from the adjacent properties. The roof style has since been altered to include a hipped style roof to reduce the overbearing appearance from the neighbouring properties. No windows are proposed on the side elevations.

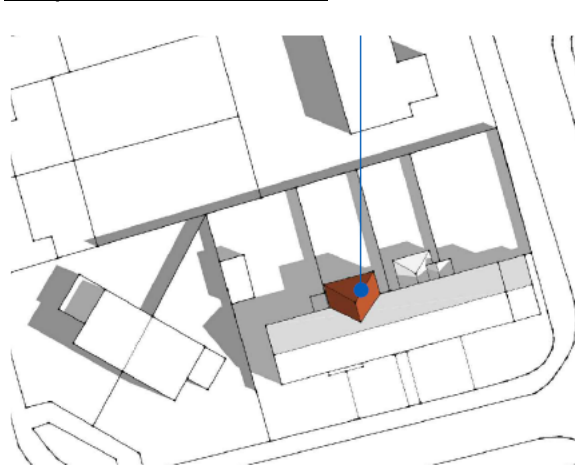
The proposed extension will not extend as far as the conservatory to the east but will extend beyond the lean to extension to the west. The proposed extension will be 5.73m wide and 2.675m in depth. The proposed extension will extend by 0.9m beyond the neighbouring extension to the west and will not extend out as far as the conservatory at 11 Poplar Drive to the east. The height of the extension will be 4.725m to the underside of eaves and 7.09 to ridge height.

The extension is stepped back from the boundary with the neighbouring property 9 Poplar Drive and allows for a 2.4m distance between the proposed extension and the adjacent conservatory. In line with SPG1 the applicant has shown a 45 degree

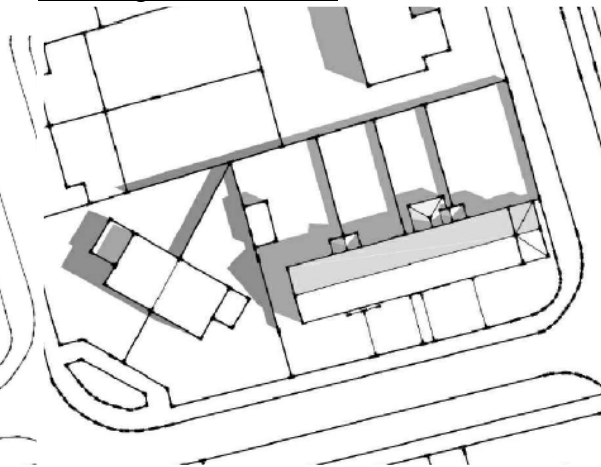
angle on the plan which clips the very corner of the proposed extension. It is also worth noting that there are existing garden fences which reduce visibility / outlook and impact on overshadowing within garden spaces. The applicant has provided a shadow study. It is considered that the proposed development would lead limited or no impacts of overshadowing or loss of light in this location.

It is considered that the impact of development on the property to the west will be minimal. No. 5 Poplar Drive has an existing lean to which already restricts light to the ground floor windows and leads to over shadowing within the garden. The extension only extends 0.9m beyond this development. The applicant has provided a shadow study. The proposed development will lead to increased overshadowing within the neighbouring garden during Summer AM (all other times there is no impact), however, this is only a small extension of existing shadowing that exists within the garden and does not impact on the immediate patio area outside of the rear of the property or the wider garden area which will benefit from sunshine. This area during summer AM is already in shade. It is not considered that the proposed development would lead to issues of overshadowing or loss of light in this location. Extracts of Summer AM are shown below.

Proposed Summer AM



Existing Summer PM



It is therefore considered that the proposal would not carry significant overbearing and overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours and would conflict with policy DS1, DS5 and CS5 as well as SPG1.

Character and Appearance

Policies DS1 and CS5 are concerned with visual amenity with the former stating that proposals should be sympathetic in design, scale and materials. Policy CS5 seeks to improve the quality of design across North Lincolnshire.

The development seeks a hipped roof style for the two-storey rear extension and the materials proposed include facing brickwork to match the existing house in colour texture and brick bond, white UPVC windows and doors to match existing with cast stone heads and sills and a new roof formed in interlocking concrete tiles to match the existing colour and profile.

The development also seeks the removal of the existing chimney stack and remove the central brick pillar and install new white uPVC window to the front ground floor window. The adjoining property has undertaken the same works to the front window, and this is considered acceptable. Other properties within the area have removed their chimney stacks and again this is considered acceptable within this location. Visually, the proposals are not considered to cause any undue harm to the street scene.

The overall height of the extension is lower than the height of the existing property and the roof style is hipped having been re-designed to reduce overbearing impacts and soften views from the east and west.

Overall, the design of the extension is considered to be of high quality and it is considered in keeping with the existing property and wider streetscene.

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

RECOMMENDATION: Grant permission subject to conditions.