

DELEGATED ASSESSMENT

Application no: PA/2022/551

Proposal: Planning permission to make alterations to the detached garage to form an annexe dwelling space and to extend the dropped kerb to the parking area

Location: The Hawk, New Holland Road, Barrow Upon Humber, DN19 7EF

Applicant: Victoria Greenfield

Officer: Jennifer Ashworth

POLICY **Core Strategy (2011)** – CS1: Spatial Strategy for North Lincolnshire, CS2: Delivering More Sustainable Development, CS3: Development Limits, CS5: Delivering Quality Design in North Lincolnshire

Saved Policies of the Local Plan (2003) – DS1: General Requirements, DS5: Residential Extensions, T2: Access to Development, T19:Car parking Provision and Standards and Appendix 2, RD2:Development in the Open Countryside, RD10:Replacement, Alteration and Extensions to Dwellings in the Open Countryside.

Housing and Employment Land Allocations DPD (2016) - The site is located within the development limits of Epworth as shown on the Proposals Map Insert 18.

NPPF

Supplementary Planning Guidance - SPG1 Design Guidance for House Extensions

CONSULTATIONS

LLFA Drainage: The LLFA Drainage Team has no objections subject to the inclusion of recommended planning conditions.

Highways: Highways have no objections subject to the inclusion of recommended planning conditions.

Barrow upon Humber Parish Council: No Comments or Objections.

PUBLICITY: A site notice has been displayed in accordance with article 15 of the DMPO 2015

LETTERS OF COMMENT: No letters of comment have been received.

Designations

The site is not located within a Conservation Area. There are no TPO's or Listed buildings on the site or within close proximity.

The site is located within SFRA Flood Zone 2/3a

Principle of development: This development is within the front garden of The Hawk residential property and the planning history shows that the existing building is within the curtilage of The Hawk. The existing garage buildings side elevation forms the boundary with the public highway / footpath and access is via a gated driveway. The applicant is intending to still use the building as ancillary to the host property and therefore is acceptable in principle. Due to this application being submitted as a householder planning application, this means that the annex will only be ancillary to the host property and not as a separate unit of living accommodation and therefore this does not need to be secured through a condition, as planning permission would be required.

MATERIAL CONSIDERATIONS

SITE CHARACTERISTICS

The proposal is located outside the development boundary of Barrow upon Humber, as identified by the HELA DPD. It relates to a detached dwelling located off New Holland Road with White render and white uPVC windows and doors. The surrounding area is mostly open countryside with only a few dwellings and farm buildings along this stretch of road. The site is in Flood Zone 2/3a, as identified in the North and North East Lincolnshire SFRA 2011.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance / Quality of Design

Residential Amenity

Policy DS1 is partly concerned with impacts upon residential amenity. It states that "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".

Furthermore, 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.

Due to the separation distances from neighbouring properties in particular Hawk Lodge, there is limited impact on the neighbouring properties in relation to overshadowing and/or

overbearing. Lastly, the openings on the proposed annex garage look out into the front garden of The Hawk, and therefore there is limited opportunity for overlooking into the neighbouring properties.

Furthermore, due to the property being set forward of the adjacent Hawk Lodge and the development being to the east / front of the site where there are no existing properties, the use of the building for an annex would not result in unacceptable impacts on residential amenity.

It is considered that the design of the extension will not lead to undue harm in relation to impacts of overlooking, overshadowing, overbearing or privacy for either property to the north or south.

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 or DS1.

Policy RD2 is also relevant of this assessment concerned with development in the open countryside, it includes "the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials".

The annex is an existing building located to the east (front) of the host dwelling. The proposals seek minor alterations to the existing garage building to enable the conversion to take place. This includes the repairing of the existing roof, new window (obscure glazed) and door on the western elevation and an obscure glazed window on the rear elevation (south) (overlooking an area of the applicant's side garden) as well as new bifold doors to the north overlooking the driveway which will replace the existing garage door.

The proposals are not considered to cause undue harm to the character and appearance of the street scene or the site and would not be considered overly dominant to its setting. The general appearance of the dwelling and street scene would be largely retained as existing. Therefore, from the plans submitted it is considered that such a proposal would accord with policy RD2.

Appearance / Quality of Design

Both policies DS5 and CS5 are concerned with visual amenity with the former stating that proposals should be sympathetic in design, scale and materials. Both Policies DS5 and CS5 seeks to improve the quality of design across North Lincolnshire.

The proposed works are considered to be sympathetic to that of the host property as well as the wider street scene. The design includes bifold doors (3), two obscure glazed windows and a new door. The applicant proposes the facing materials to match the existing property including a rendered finish in white, existing roof structure and tiles to be repaired and retained, new white UPVC gutters and fascias to match the host property and UPVC windows to match the host property. The materials are considered appropriate. It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

Highways

The proposed conversion of the existing garage to an annex will in theory reduce the number of available off-road parking spaces however the design of the drive and existing structures makes it difficult if not impossible to get a car within the garage. The property has sufficient space for two cars to park to the south of the garage which the applicant is seeking permission for a wider dropped kerb to make this suitable for parking. The existing driveway can also accommodate a further two vehicles. There have been no objections from highways however, they have recommended a series of conditions.

Drainage

The drainage team have assessed the proposals and have no objection subject to the imposition of conditions relating to surface water run off from the hard paved areas within the site onto the highway and surface water run off from the highway onto the developed site.

Conclusion

The proposal is acceptable in principle, is well designed and would not harm residential amenity. It is recommended that planning permission is granted.

RECOMMENDATION: Grant permission subject to conditions.