

DELEGATED ASSESSMENT

Application no: PA/2022/1027

Proposal: Planning permission for a garage conversion and to erect front and rear dormer extensions and associated internal alterations

Location: The Stonebow, Uppertorpe Road, Westwoodside, DN9 2AQ

Applicant: Glyn Andrew

Officer: Jess Hill

POLICY

National Planning Policy Framework: Section 12 (Achieving well-designed places)

North Lincolnshire Local Plan: Policies DS1, DS5

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5

Supplementary Planning Guidance: SPG1 Design Guidance for House Extensions

CONSULTATIONS

Drainage: No comments or objections

Highways: No comments or objections

Councillors: No responses received

PARISH / TOWN COUNCIL

Haxey Parish Council: No objection with the following comments:

A large plot that can accommodate the proposal, it is in the building envelope of Westwoodside. The proposal is described as extension to front and rear, and it is considered it would be better described as conversion to a house. The height of the proposal is not changed, and the street scene is a mix of housing types, it will impact on its immediate character of its setting.

The proposal should not impact on the neighbours in terms of light and privacy.

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

Site Location and Context

The site comprises a two storey dwelling on the norther edge of Westwoodside, within a primarily residential area.

Planning History

2/1974/0451	Planning permission to erect a dormer type bungalow (phase 1 and ultimate dwelling) – approved 19 November 1974
PA/2018/959	Planning permission to erect a detached garage and workshop – refused 12 July 2018
PA/2018/1643	Planning permission to erect a detached garage and workshop (re-submission of PA/2018/959) – approved 12 October 2018

Designations / Constraints

Within the development limits of Westwoodside.

Not within a Conservation Area and there no listed buildings on or next to the site.

No TPOs on the site

Within SFRA Flood Zone 1.

Proposal

The application seeks consent to convert the garage within the eastern part of the dwelling to allow for more internal living space. Front and rear dormer extensions and associated internal alterations are also proposed.

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. The site is within the development boundary of Westwoodside and there are no other relevant planning constraints which affect the site.

The following considerations are relevant to this proposal:

- Design and Appearance
- Residential Amenity

Design and Appearance

Policies DS5 and CS5 are concerned with visual amenity. Policy DS5 states that proposals should be sympathetic in design, scale and materials.

The proposed garage conversion will facilitate the reconfiguration of the internal layout of the house, allowing for a larger kitchen/diner, a reconfigured living room and a utility room. Externally this requires the removal of the garage door on the front elevation of the dwelling and the removal of the bow window on the ground floor. Two evenly spaced windows are proposed in place of the current door and window and these correspond with the windows on the first floor of the front elevation, creating a sense of symmetry on the façade. Stone colour render is proposed around these windows to replace the existing façade which is also of a stone appearance.

The proposed garage conversion and the external changes requires to facilitate this are therefore considered to be acceptable in design terms.

The proposed dormer extension will extend the first floor of the dwelling, creating a gable roof line as a result. This is considered to be acceptable in terms of its scale and design. The facade will feature pewter cladding which is considered acceptable in terms of its appearance

The existing doors and windows are white UPVC and the proposed are grey UPVC. This is considered acceptable.

The proposed layout and materials are considered appropriate and the proposal is therefore in accordance with policies DS5 and CS5.

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 dormer extension is considered to be suitable in terms of its scale and would not result in overshadowing of neighbouring properties. No new side windows are proposed and the new windows on the front and rear elevations are considered to be acceptable and would not result in overlooking of neighbouring properties.

The proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of the adjoining neighbours. The proposal therefore accords with Policy DS5 and SPG1.

Conclusion

The proposed façade alterations and dormer extension are considered to be suitable and in keeping with the character of the street scene.

RECOMMENDATION: Grant permission subject to conditions

1. The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Map and Site Layouts (001 Rev A)
Proposed Plans & Elevations (003 Rev B)

Reason

For the avoidance of doubt and in the interests of proper planning.

3. The materials for the proposed development shall match those outlined in the application form (PP-11261919).

Reason

For the avoidance of doubt and in the interests of proper planning.