

## DELEGATED ASSESSMENT

**Application no:** PA/2022/1308

**Proposal:** Planning permission to erect a single-storey rear extension

**Location:** Terry Garth, 33 Enfield, Ferry Road, Barrow Upon Humber, DN19 7DL

**Applicant:** Mrs Fiona Teesdale

**Officer:** Niamh McIntyre

**POLICY** Core Strategy – CS5  
Local Plan – DS1, DS5  
NPPF - specifically paragraph 127  
Supplementary Planning Guidance 1

## CONSULTATIONS

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

**Drainage:** No objections or comments to the proposed development

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

**LETTERS OF COMMENT:** No objections but request for work to only be carried out at certain hours

## MATERIAL CONSIDERATIONS

### Site Characteristics

This proposal is located within the development boundary of Barrow upon Humber. It relates to a detached dwelling located on Ferry Road, with red brickwork and white upvc openings. The surrounding area has a mix of house types and materials such as brick and render.

The following considerations are relevant to this proposal:

- Residential amenity
- Appearance

## **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.

The proposed extension is single-storey and it is not deemed to give rise to unacceptable loss of residential amenity by way of overshadowing or overbearing to the neighbouring dwellings due to the separation distances and the large plots the host dwelling and neighbours have. Also, the openings on the proposed extension look out into the rear garden, and those that look to the south are already existing, and therefore there is limited opportunity for overlooking into the neighbouring properties. There will not be an unacceptable loss of enjoyment of amenity space for the host dwelling or the neighbouring dwellings.

It is therefore considered that the proposal would not carry any unacceptable overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours and align with policies DS1 and 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.

The existing dwelling consists of red brick, and white upvc doors and windows, and the materials used in the proposed extension match this, with the addition of render, which is in keeping with the area. The applicant has included the proposed materials within the application form, and these will be secured through the approved plans condition.

The scale and height of the is proposed is unlikely to be of detriment to the character and appearance of the street scene or the site and would not be considered overly dominant to its setting.

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

**Conclusion**

The proposal is acceptable in terms of its impact on neighbouring properties and the character of the area, in accordance with policies CS5, DS1, and DS5.

**RECOMMENDATION: Grant permission subject to conditions.**