

DELEGATED ASSESSMENT

Application no: PA/2022/1523

Proposal: Planning permission to erect replacement porch

Location: The Grove, Main Street, Whitton, DN15 9LJ

Applicant: Mrs Rachel Marston

Officer: Niamh McIntyre

POLICY Core Strategy – CS5, CS6

Local Plan – DS1, DS5, HE5

NPPF - specifically paragraph 127

Supplementary Planning Guidance 1

CONSULTATIONS

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

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

Conservation: No objection

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

MATERIAL CONSIDERATIONS

Site Characteristics

This proposal is located within the development boundary of Whitton. It relates to a detached dwelling which is a listed building. The surrounding area has a varied palette of materials, and an irregular layout of dwellings.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance
- Conservation

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.

Due to the separation distance from neighbouring dwelling, there is limited impact in relation to overshadowing and/or overbearing. The proposal will not result in a loss of amenity space to the front of the property and there will not be a loss in parking spaces to the front of the dwelling.

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.

The replacement porch is more in keeping with the host dwelling and is more sympathetic to the character of the listed building.

The materials proposed are sympathetic to the host property and street scene, as they match the existing. The applicant has annotated the plans with the materials to be used, and these will be secured through the approved plans condition.

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

Conservation

Policy HE5 relates to development affecting listed buildings, it states 'the primary consideration will be the need to preserve or enhance the fabric and character of the building'. The conservation officer has been consulted and has no objections providing the proposed materials are adhered to.

The proposal includes the removal of a modern porch/conservatory which detracts from the character of the building. The replacement structure is an improvement and is more compatible with the character and appearance of the listed building.

Conclusion

The proposal is acceptable in terms of its impact on neighbouring properties and the impact on the listed building.

RECOMMENDATION: Grant permission subject to conditions.