

## DELEGATED ASSESSMENT

**Application no:** PA/2022/1544

**Proposal:** Planning permission to erect ground floor and first floor extensions

**Location:** 62 Merton Road, Bottesford, DN16 3LP

**Applicant:** Mr & Mrs Driver

**Officer:** Jennifer Ashworth

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## 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

**Housing and Employment Land Allocations DPD (2016)** - The site is located within the development limits of Bottesford as shown on the Proposals Map Insert 36 Scunthorpe and Bottesford.

**NPPF - Section 12: Achieving well-designed places.**

**Supplementary Planning Guidance** - SPG1 Design Guidance for House Extensions

## CONSULTATIONS

**LLFA Drainage:** The LLFA Drainage Team has no objections or comments to the proposed development.

**Highways:** Highways have no comments or objections to make on this application.

**PUBLICITY:** A site notice has been displayed

**LETTERS OF COMMENT:** One comment has been made stating no objections to the proposed development.

## Planning History / Designations

A previous application for the same development was granted planning permission on 25/04/2022 - PA/2022/488 - Planning permission to erect a single-storey ground floor extension to the front and a two-storey first-floor extension to the side of the dwelling.

The site is not located within a Conservation Area. There are no TPO's on the site.

The site is located within SFRA Flood Zone 1.

Properties within this area have been granted planning permission for similar rear extensions.

## **SITE CHARACTERISTICS**

The dwelling is located within a wider residential estate located within Bottesford. The property is positioned to the south of Merton Road with residential properties on all sides. Similar extensions have been undertaken at properties on Merton Road. The property is a four bedroom detached house with a bedroom on the ground floor. The applicant seeks to move the fourth bedroom to the first floor and reconfigure the ground floor accommodation.

The site is within the development limits of Bottesford as identified by the Housing and Employment Land Allocations DPD 2016. The site is sat within a good size plot. The application is for the erection of a single-storey ground floor extension to the front and a two-storey first-floor extension to the side of the dwelling. A previous application was granted permission for the same development on 25/04/2022 - PA/2022/488. From speaking with the applicant on site the case officer was informed that there was a need for a new application due to the need to underpin the extension. A review of the plans also notes that this new application seeks a change to the external wall, this will be stepped further west however this is considered to be very minimal. The design of the roof line has also been altered as well as internal changes such as re positioning the proposed W/C and moving the window slightly. These changes are not considered to impact significantly on the assessment of the previous application PA/2022/488 and the main assessment remains valid and relevant. The assessment has been updated as necessary. As this is a full application then the full proposals do need to be considered.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance / Quality of Design

### **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.

The site is located within an existing residential estate. The plots within this location are a good size. The property fronts onto Merton Road, to the east is No 64 Merton Road (a similar detached property) and No. 60 Merton Road to the west (again a detached property).

The proposal seeks the erection of a single-storey ground floor extension to the front and a two-storey first-floor extension to the side of the dwelling. As with the previous application the changes to the front elevation include the introduction of a bay window and a continuous canopy across the front of the property. These proposals are of a high quality and design and will enhance the original property. It is not considered that the proposals to the front of the property will unduly impact on the street scene or adjacent properties and are therefore considered acceptable in amenity terms.

The proposed two-storey first-floor extension to the side of the dwelling will increase the height from single storey to two storey at the western part of the property above the existing single storey garage. Similar developments have been undertaken within the area. The change to this application is the roof style. The design would lead to less internal space within the proposed bedrooms due to the slope of the roof. It is not considered that the design of the property would conflict with the wider streetscene. The property has an existing single storey element to the rear and this will remain as single storey however the applicant has shown a new window and door to be provided at the ground floor level. This was previously and is as part of this application considered acceptable. The two-storey side extension will be no higher than the original property and that of the neighbouring property. Whilst it will bring the two-storey element closer to the property to the west (No. 60), it is not considered that this will lead to significant impacts in terms of overshadowing, loss of light, impact on amenity or overbearing impacts. The change in slope of the roof pitch will result in the ridge height being pulled further away from the adjacent property. No new windows are proposed on the western elevation and the existing ground floor door will be blocked up. The rear elevation will include an additional window to the rear and front elevations at the first-floor level. The proposals do not extend beyond the existing building line of the existing property. The gardens of adjacent properties are south facing, and the proposed development is position to the north on the existing property. It is therefore not considered that this element of the proposal will lead to any significant impacts in terms of overshadowing, loss of light, impact on amenity or overbearing impacts.

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 / 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 applicant proposes the facing materials to match the existing property including facing brickwork to match the existing with concrete tiles to match existing for the roof. The windows and doors are to be white UPVC to match existing. The materials are considered appropriate and will be secured through planning condition. It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

### **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.**