

DELEGATED ASSESSMENT

Application no: PA/2022/2026

Proposal: Planning permission to erect a two-storey side extension

Location: 28 Aysgarth Avenue, Messingham, DN17 3TQ

Applicant: Ryan Hellewell

Officer: Emmanuel Hiamey

POLICY

National Planning Policy Framework

Section 12: Achieving well-designed places.

North Lincolnshire Local Plan:

Policy DS1 General Requirements
Policy DS5 Residential Extensions
Policy T2 Access to Development
Policy T19 Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire
Policy CS2: Delivering More Sustainable Development
Policy CS3: Development Limits
Policy CS5: Delivering Quality Design in North Lincolnshire

Emerging North Lincolnshire Local Plan

The new North Lincolnshire Local Plan was submitted for public examination by the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023. The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications.

The relevant policies regarding this application are as follows:

Policy SS2: A Spatial Strategy for North Lincolnshire
Policy SS3: Development Principles
Policy SS10: Development Limits
Policy DQE5: Managing Flood Risk
Policy DQE6: Sustainable Drainage Systems

Supplementary guidance

SPG1 Design Guidance for House Extensions

CONSULTATIONS

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

Highways have no objection to the application subject to a condition.

PARISH/TOWN COUNCIL

Messingham Parish Council has no objections to the planning application.

PUBLICITY

Public notice posted.

LETTERS OF COMMENT

None

CONSTRAINT

Development Boundary
SFRA Flood Zone 1

PLANNING HISTORY

None

MATERIAL CONSIDERATIONS

Description of site and proposal

This is planning permission to erect a two-storey side extension at 28 Aysgarth Avenue, Messingham, DN17 3TQ

The site is in a settlement area within the development boundary of Messingham. It contains a two-storey semi-detached dwelling with a modest conservatory attached to the gable.

It is a corner plot bound by Realholme Road and Aysgarth Avenue. The adjoining property to the east and at the rear is bound by 26 26 Realholme Road. The area is characterised by two-storey dwelling properties.

The extension would be located on the gable of the dwelling. The extension would measure 7.19m by 3.6m and it would be a two-storey extension. The extension is set

back from the front and rear building line of the dwelling and the ridge level would be lower than the ridge level of the dwelling.

The windows of the extension would be located at the front and the rear. There would be no opening at the gable. The finish for the walls would be brickwork and the roof covering would be a tile to match the dwelling.

There is an existing drive to the site, which would be retained.

By way of background, this proposal is the result of negotiations between the agent and the planning authority following concerns about the impact of the initially proposed wall and the fence on the street scene and the character of the area.

Key issues.

The main issues to consider in the assessment of this application are as follows:

- the principle of the development
- the impact of the proposal on the character of the dwelling
- the impact on the surrounding area and
- impact on the amenities of the adjacent properties.

The principle of the development

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, loss of privacy or overbearing impact on adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Overall, the principle of development is acceptable as it meets the terms of Policy DS5 of the North Lincolnshire Local Plan.

Layout, Siting and Design

Policy DS1 General Requirements and CS5: Delivering Quality Design in North Lincolnshire expect a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered against the criteria of design quality, amenity impact and conservation among other standards.

Policy DS5 (Residential Extensions) require 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 be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy CS5 (Delivering Quality Design in North Lincolnshire) sets out the key design principles for all new development in North Lincolnshire. It aims to ensure that development supports the creation of a high-quality built environment that is attractive to residents, investors, and visitors.

An extension at the gable of a semi-detached property generally unbalances the front appearance of the existing dwellings, particularly semi-detached properties. However, this extension is set back from the front and rear of the existing dwelling building line and the ridge level is lower than the ridge level of the existing dwelling.

Consequently, the existing dwelling would stand out and maintain the outlook of a semi-detached dwelling and the extension would not be considered disproportionately wide compared to the existing dwelling.

The property has sufficient space on the side to accommodate the extension and would not harm the street scene. Overall, it is also judged that this two-storey side extension would not have a greater dominance in the street scene. The extension would not be overly prominent, or out of character with the local area.

The roof style of the proposed side extension is pitched roof and would match the roof style of the dwelling.

The finish of the walls and the roof covering would match the existing dwelling and therefore does not raise any planning issues.

Generally, the position, scale, design, and material of the extension would not significantly harm the character of the dwelling and the surrounding area. The proposal would comply with policy DS1: General Requirements, policy DS5: Residential Extensions, policy CS5 (Delivering Quality Design in North Lincolnshire) and the SPG1 Design Guidance for House Extensions.

Impact on neighbouring properties

Policy DS5 (Residential Extensions) supports residential extensions providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposal should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The supplementary guidance, SPG1 Design Guidance for House Extensions reflects the aims of policy DS5 (Residential Extensions).

Considering the impact of this proposed two-storey extension on the neighbouring properties, it is worth noting that the existing dwelling has windows at the rear and the front on both the ground floor and the first floor.

Notwithstanding the above, while the extension would have windows at the rear and the front, the windows would face the gable of the property at the rear. The planning authority also believes that any unanticipated impact from the windows on

neighbouring properties would not be worse than the current impact from the existing windows.

While the extension is a two-storey extension, it is reasonably set back from the common boundary with the property at the rear and therefore it is not anticipated there would be an issue of overbearing and overshadowing.

Overall, the extension is acceptable because it would not negatively impact the amenity of any neighbouring properties in terms of privacy, overbearing and overshadowing.

Highway safety

Policy T2 and Policy T19 are concerned with access to development and parking provision. This proposal would not impact the existing access and parking. Highways have no comments or objections to make on this application.

This proposal initially includes increasing the height of the wall to 1.5m with pillars and timber fences. However, this has been removed following discussions with the applicant.

Highways were consulted on the initial drawing, and they had no objection to the application subject to conditions relating to visibility splay servicing the adjacent access and the height of the wall and fence.

However, given that the initial drawing has been amended and the proposed wall and the fence have been removed from the proposal, the conditions relating to the wall and the fence would not be necessary. In terms of the condition relating to visibility splay, there is an existing drive to the site which would be retained. Consequently, the condition relating to visibility splay would be necessary for the avoidance of doubt and in the interests of public safety.

The proposal, therefore, complies with policy T2 Access to Development and policy T19 Car Parking Provision and Standards of the development plan.

Drainage

Policy DS14 - Foul Sewage and Surface Water Drainage require satisfactory provision to be made for the disposal of foul and surface water from new development and Policy DS16: Flood Risk requires that new development should not be at risk from flooding.

The site is within SFRA Flood Zone 1 (Low flood risk area) and the LLFA Drainage Team has no objections or comments to the proposed development therefore it is judged that there would not be an issue of flooding.

Conclusion

In conclusion, the principle of the development is acceptable, and the scale, design, and appearance of this side extension will not harm the character of the main dwelling, the street scene, and the surrounding area.

The extension would not result in overshadowing and overbearing neighbouring properties and would not take away their privacy.

The proposal complies with the relevant policies of the North Lincolnshire Local Plan, North Lincolnshire Core Strategy, and the SPG1: Design Guidance for House Extensions as well as the National Planning Policy Framework. The proposal is recommended for approval.

RECOMMENDATION: GRANT permission subject to conditions

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: Existing and Proposed Floor Plans Dwg. No. 1632.101. Rev. C and Existing and Proposed Elevations Dwg. No. 1632.102. Rev. C.

Reason

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

3

A 2m x 2m visibility splay servicing the adjacent access shall be provided. Once provided this visibility splay shall be retained.

Reason

In the interests of highway safety and to comply with policy T2 of the North Lincolnshire Local Plan.

NPPF

In determining this application, the council, as a local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.