

DELEGATED ASSESSMENT

Application no: PA/2023/691

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

Location: 5 The Bridges, Barton Upon Humber, DN18 5DU

Applicant: Cath Holmes

Officer: Jennifer Ashworth

POLICIES

National Planning Policy Framework: Section 2, 4 and 12: Achieving well-designed places.

North Lincolnshire Local Plan: DS1: General Requirements, DS5: Residential Extensions, T2: Access to Development, T19: Car parking Provision and Standards, DS14: Foul Sewage and Surface Water Drainage

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

Housing and Employment Land Allocations DPD (2016) - The site is unallocated and located within the development limits of Barton-upon-Humber as shown on the Proposals Map. Land to the east is within the Conservation Area and allocated as an Area of Amenity Importance.

Supplementary Planning Guidance - SPG1 Design Guidance for House Extensions

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination by the Planning Inspectorate on 11th November, 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023.

- SS1: Presumption in Favour of Sustainable Development
- SS2: A Spatial Strategy for North Lincolnshire
- SS3: Development Principles
- SS11: Development Limits
- DM1: General Requirements

CONSULTATIONS

Highways: No comments or objections to make on this application.

LLFA Drainage: No comments or objections to make on this application.

PARISH/TOWN COUNCIL

Barton upon Humber Council have stated “no views on this application”.

PUBLICITY: A site notice was displayed on 9th June 2023 in accordance with article 15 of the DMPO 2015

COMMENTS RECEIVED

None received.

MATERIAL CONSIDERATIONS

Planning History / Designations

- PA/2000/0750 - Planning permission to replace flat roof with pitched roof - Approve with Conditions - 15/08/2000
- PA/2019/1857 - Planning permission to erect 2-storey extensions to the side, front and rear together with external alterations - Approve with Conditions - 04/03/2020
- PA/2020/1082 - Planning permission to erect two storey side, front and rear extensions - Approve with Conditions - 14/10/2020
- 7/1975/0934 - Erect an extension at the rear of a dwelling - Approve with Conditions - 05/12/1975

The site is located within SFRA Flood Zone 1.

The site is not located within a conservation area (however the Barton Conservation Area is situated to the east) and does not relate to any Listed building. The application site is covered by a group TPO.

SITE CHARACTERISTICS / PROPOSAL

The application relates to an existing detached property off The Bridges. The property comprises an existing two storey detached dwelling which has been previously extended. This application seeks to extend the property to the rear to create additional ground floor living accommodation. The proposal will include a new entrance / exit door on the northern elevation as well as new openings and windows to the rear.

The site is large in size and the proposal can not be seen from the wider street scene. Existing planning applications have been granted permission on the site for similar extensions.

The site is located within a residential area where similar extensions have taken place. The application is for a single storey extension to the rear of the property.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance / Quality of Design
- Drainage

Residential Amenity / Appearance / Quality of Design

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.

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 site is located within an existing residential area. The plots within this location are a large in size with the application site having a large garden in relation to the size of the property. The application includes a rear extension which will extend the rear of the ground floor of the property. The proposed extension set away from the boundary with the neighbouring properties and as such is not considered to impact in terms of overshadowing / loss of light or overlooking.

Windows and doors are proposed on the eastern and northern elevations which will open onto the applicants rear garden. The applicant also proposes to alter the front elevation of the property by altering a window and the front entrance door arrangement. Given the proposal are for a single storey extension there are not considered to be and concerns in terms of over-looking, overshadowing or overbearing impacts. The proposals are not expected to result in any privacy impacts.

The proposals are considered to be designed to a high standard and will include a white render throughout with a dark grey double roman roof tile across the whole property. The applicant will use White uPVC windows to the rear and black UPVC to the front. The original property is finished in orange brick. Other properties within the Street include a mix of render and brick finishes as well as a mix in terms of style and colour of roof tiles and windows; as such the proposed materials are considered appropriate for the site and would be in keeping with the street scene in this location.

The proposed works are considered to be sympathetic to that of the host property as well as the wider streetscene and will not result in an amenity impacts. It is considered that the proposal would align with policies DS5 and CS5.

Other Matters – Drainage, Highways and Trees

The LLFA Drainage and highways teams have not raised any concerns regarding the proposals. There are no concerns in terms of highway safety given the proposal is to the rear of the property and is a ground floor extension. The site is not prone to flooding and is located within flood zone 1.

Whilst the site is located within an area covered by a group TPO the nature and location of the proposed works would not impact any trees within the site. The extension is to the rear of the existing property away from the main trees within the site. In addition, the site benefits from previous planning applications PA/2019/1857 and PA/2020/1082 for which permission was granted and a tree survey was not required in that instance.

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 the following conditions: