

DELEGATED ASSESSMENT

Application no: PA/2022/176

Proposal: Planning permission to erect an extension and carry out alterations to provide additional accommodation

Location: 25 St Peter's Avenue, Bottesford, DN16 3PP

Applicant: Mr & Mrs G Vail

Officer: Daniel Puttick

POLICIES

National Planning Policy Framework: Sections 9 and 12

North Lincolnshire Local Plan: DS1, DS5, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS5

North Lincolnshire HELA: Inset map for Scunthorpe

New North Lincolnshire Local Plan Submission: SS1, SS2, SS3, SS10, DM1

Supplementary Planning Guidance 1

CONSULTATIONS

Highways: No objections or comments

LLFA Drainage: No objections or comments

Bottesford Town Council: No objections

PLANNING HISTORY

PA/1982/0562 – To erect car port - Approved

PA/2011/1466 – Planning permission to erect an extension to form larger dining kitchen and double garage – Approved

PA/2021/1050 – Planning permission to erect a first floor side extension and a single storey rear extension – Approved

PA/2021/2277 – Planning permission to erect an extension and carry out alterations to provide additional accommodation - Approved

PUBLICITY

A site notice was displayed on 30 May 2023 to fulfil the requirements of Section 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

CONSULTATION RESPONSES

Four letters of objection have been received from members of the public. A summary of the material considerations raised is set out below:

- The extensions have been built without planning permission and are overbearing and oppressive.
- The design of the extension is not in keeping with the property or other extensions in the area, are of poor design and are disproportionate in size to the original house.
- The extension results in a loss of privacy and impacts upon amenity of occupants of properties on Templar Street, affecting enjoyment of garden areas of neighbouring houses.

ASSESSMENT

Planning permission is being sought for alterations and extensions to 25 St Peter's Avenue in Scunthorpe. Planning permission has previously been granted for a single storey rear extension and first floor side extension to the property, with two previous applications (PA/2021/1050 and PA/2021/2277) having been approved.

The development subject to this application has been commenced on site, with variations to the design of the extensions approved under application PA/2021/2277 undertaken. This application is therefore being considered retrospectively.

As the principle of extending the property has already been established through previous planning applications, the main issues for consideration in the determination of this application relate to matters of design and impacts upon residential amenity. The previous planning permissions are material considerations in this instance, with the development approved under application PA/2021/2277 providing a fallback position for the applicants.

Design and Appearance

Policy CS5 of the Core Strategy indicates that new development should consider the relationship between any buildings and the spaces around them, and how they interact with each other. Policy DS5 of the North Lincolnshire Local Plan seeks to ensure proposals are sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The main changes to the design relates to the first floor side extension. Under application PA/2022/2277, this arrangement comprised of a pitched roof extending

sideward with a projecting gable turning to the rear. The proposed arrangement is simpler in form and better reflects the design of the original dwelling. The extension is set back and set down the height of the original building, and is considered more suitable in this respect.

Concerns have been raised in respect of the overall scale of the proposal, with representations put forward suggesting that the scale is disproportionate to the existing dwelling. The proposed development is comparable in scale to the previously approved scheme, with the design similar in terms of its bulk and massing to that which has previously been found to be acceptable in planning terms. The concerns of raised have been considered, however in the context of the fallback position within application PA/2021/2277 the changes are not considered to be so significant as to justify withholding planning permission. Moreover, for reasons set out above the changes are considered to be more sympathetic in terms of design and more in keeping with the style of the original dwelling. The proposed development is therefore considered to be acceptable in accordance with Policies DS1 and DS5 of the Local Plan, and Policy CS5 of the Core Strategy.

Residential Amenity

Policy DS5 of the Local Plan seeks that proposals secure a good standard of amenity for occupants of existing dwellings by ensuring that they do not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

For similar reasons to those discussed above, the changes would not be considered to result in any significant adverse impact upon residential amenity when compared with the approved scheme permitted through application PA/2022/2277. The proposed development is considered acceptable in accordance with Policies DS5 and DS21 of the Local Plan. The changes would see the landing area at first floor level to the rear of the building projecting further than in the previously approved scheme, however as this serves a non-habitable room and would be brought in line with the rear of the bedroom, it is not considered that there would be any greater impact upon neighbouring residents in terms of loss of privacy.

Concerns have been expressed in relation to overbearing impacts of the development, some of which relate to the single storey element of the proposed development is unchanged as part of this application. Whilst part of the extension would be brought closer to the neighbouring dwelling than previously, and changes are proposed to design and external appearance of the rear elevation of the first floor addition, the alterations are not considered to result in any greater impacts than the previously approved scheme. The changes put forward as part of this application, when viewed in the context of the fallback position available to the Applicants, are considered to be acceptable in accordance with Policies DS1 and DS5 of the Local Plan. It is therefore recommended that planning permission be granted. As the development has already commenced a condition imposing time limits on which to commence development is not necessary.

RECOMMENDATION: **Grant permission subject to conditions**