

DELEGATED ASSESSMENT

Application no: PA/2023/1303

Proposal: Planning permission to erect a single-storey extension to the rear. Extend the front bay and add dormer windows to the rear.

Location: 2 North Cliff Road, Kirton In Lindsey, Gainsborough DN21 4NH

Applicant: Mr and Mrs Rodney and Louise Stone

Officer: Paul Skelton

POLICY

North Lincolnshire Local Plan: DS1, DS5, HE2

North Lincolnshire Core Strategy: CS1, CS2, CS5, CS6

New North Lincolnshire Local Plan Submission: SS1, SS3, DM1, DQE1

National Planning Policy Framework section 12 & 16

SPG1: Design Guidance for House Extensions

CONSULTATIONS

HIGHWAYS: No comments to make on the planning application.

LLFA DRAINAGE: No objections or comments to the proposed development.

PUBLICITY: A site notice was displayed on 1st August 2023 in accordance with article 15 of the DMPO 2015.

LETTERS OF COMMENT: No letters of comment have been received.

Application Site

The site is located at the end of a row of houses on North Cliff Road, close to the war memorial. The site falls within Flood Zone 1. The property lies outside of the Conservation Area with its southern boundary marking the boundary of the Conservation Area.

To the south lies the garden associated with Manor Court House (no.2 King Edward Street) and the open space associated with the war memorial. Both Manor Court House and the war memorial are grade II listed. An unmarked public footpath runs diagonally across the open space.

The property itself is a detached red brick dwelling with red roof tiles, similar in form and design to its neighbour, No. 2A North Cliff Road.

To the rear (west) is a plot of land which enjoys planning permission for the provision of two bungalows.

The Proposal

The application proposes some alterations to the front elevation with an enlarged bay window and porch. To the rear a single storey extension is proposed along with two dormer windows in the rear roofslope of the existing house. The walling materials proposed are buff coloured brick which would contrast with the existing red brick.

Heritage/Design

Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, policies HE2 of the Local Plan and CS6 of the Core Strategy and section 16 of the NPPF, all of which require all of which seek to preserve or enhance the character or appearance of conservation areas. Section 66 of the Act requires LPAs to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Again, this is reflected in local policy and the NPPF.

Local Plan policy DS5 supports the erection of extensions to residential properties where they are sympathetic in design, scale and materials to the existing dwelling. Local Plan policy DS1 and Policy CS5 of the Core Strategy reflect this, requiring high quality design.

As referred to above the site outside the Conservation Area and it is not considered that the modest single-story proposals would affect its setting in any way.

The setting of the grade II listed Old Court House is very much one of residential development, even more so with the permission for two bungalows to the north of it. In dealing with the application for the two bungalows the Conservation Officer advised that “the important part of the setting [of The Old Court House) and views are through the existing park from North Cliff Road and King Edward Street, which are unaffected by the development”. The same can be said of the current proposals and it is not considered that the proposals in this case would harm the setting of the listed building.

Similarly, the setting of the war memorial is residential and the crucial element of its setting is the open space within which it sits. The proposals would not harm that setting.

Overall, the different elements of the design are considered to be acceptable in context of the existing property and its surroundings and would not harm the setting of the nearby heritage assets. Whilst the materials would contrast with those of the existing property, it is not considered that this would result in any undue harm and reflects the wide variety of materials in the immediate area.

Residential Amenity

Local Plan Policy DS1 states that *“No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing”*.

Policy DS5 of the Local Plan requires that new development must cause no harm to local amenity including the amenity of neighbouring occupants. Proposal should not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. SPG1 reflects this.

Given the low-key nature of the proposals, and the relationship with the neighbouring properties, it is not considered that there would be any undue impacts on neighbours by way of overlooking, loss of light or overbearing impact. The proposed single storey extension to the rear extends 8.5m in total taking into account the link to the house and a small, glazed bay to the rear. The length of the main wall would be around 6.5m in length, but due to its single storey nature and relatively low pitch, it is not considered that it would unacceptably affect the amenity of the occupiers of no.2A North Cliff Road. The dormer windows would result in oblique views of the neighbouring Old Court House however given the oblique angle, distances involved and the nature of planting on the common boundary and at the rear of the neighbouring property, there would be no unacceptable overlooking as a result of the proposals.

RECOMMENDATION: Grant permission subject to conditions.