

DELEGATED ASSESSMENT

Application no: PA/2024/1192

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

Location: 73 Manor Road, Bottesford, Scunthorpe, DN16 3PB

Applicant: Mr S Winter

Officer: Georgina Hopwood

POLICIES

National Planning Policy Framework

Chapter 12 – Achieving well-designed and beautiful places

North Lincolnshire Core Strategy

CS3 – Development Limits

CS5 – Delivering Quality Design in North Lincolnshire

CS19 – Flood risk

SPG1 – Design Guidance for House Extensions

North Lincolnshire Local Plan

DS1 – General Requirements

DS5 – Residential Extensions

Housing and Employment Land Allocations Development Plan Document (2016)

PS1 – Presumption in Favour of Sustainable Development

Settlement Inset Map: 36 – Scunthorpe

CONSULTATIONS

LLFA Drainage Team: No objections or comments to the proposed development

Highways: Looking at the submitted information the extension is to the rear of the property and does not seem to impact upon the parking provisions provided within the site, so with this in mind Highways have no further comments or objections to make on this planning application.

Bottesford Town Council: No comments

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 17/10/2024. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Letters of comment: No letters of comment were received

PLANNING HISTORY

PA/2005/0826 – Planning Permission to erect a two-storey rear extension

Decision: Refuse

PA/2005/1494 – Planning permission to erect a two-storey rear extension (re-submission of 2005/0826)

Decision: Approve with conditions

SITE DESCRIPTION

The proposal is within the development limits of Scunthorpe and is positioned on unallocated land within the Housing and Employment Land Allocations DPD. The site is within SFRA Flood Zone 1, the category least at risk to flooding. The proposal's site is not within a conservation area, there are no trees with Tree Preservation Orders on site and there are no listed buildings in the immediate vicinity.

PROPOSAL

The property is a two-storey semidetached dwelling located on Manor Road, Bottesford. The front elevation of the property is in a northern direction, with off street parking provision located in front. The proposal is to erect a single-story rear extension. In terms of dimensions, the single-story rear extension will extend 5.4m behind the rear elevation and will be 3.82m in width.

MATERIAL CONSIDERATIONS

The following considerations are relevant to this proposal:

- Principle of development

- Design and impact upon the character of the area
- The impact upon the residential amenity

Principle of development

Planning law indicates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan in this case comprises of the policies of the North Lincolnshire Core Strategy (NLCS), the saved policies of the North Lincolnshire Local Plan (NLLP) and the Housing and Employment Land Allocations DPD (HELADPD).

Policy CS3 from the NLCS provides that development limits will be defined in development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. Conversely, it follows that land within these limits are deemed to have capacity for future development based on existing and proposed infrastructure, on its access to facilities and services and levels of public transport. The development limits are defined in the Housing and Employment Land Allocations Development Plan Document (HELADPD).

Policy DS5 from the NLLP outlines 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, daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. It further provides that proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Assessment:

The proposal is located within the development limits of Scunthorpe. It is also noted that the site constitutes unallocated land within this. The principle is therefore supported by the development plan and policy CS3. Moreover, the proposal constitutes a residential development and is therefore further supported in principle by policy DS5.

However, it should be noted that this 'in principle' position is subject to compliance with the technical and environmental issues and relevant policies outlined below, which constitute material considerations in the determination of planning applications.

Design and Impact upon the Character of the Area:

Policy CS5 of the Core Strategy states that all new development in North Lincolnshire should be well designed and appropriate for their context. It also outlines how developments should contribute to creating a sense of place, with the policy stating that design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area, will not be acceptable.

Policy DS1 of the Local Plan seeks to ensure that proposals are sympathetic in design, scale and materials to the existing dwelling and its neighbours and seeks that materials and finishes do not contrast markedly with those of the original building or neighbouring properties.

Policy DS5 of the Local Plan provides design criteria for new residential extensions and the erection of garages, and generally seeks to ensure proposals are in keeping with their surroundings. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that such proposals are sympathetic in design, scale and materials to the existing dwelling, and should not use materials or finishes which contrast markedly with those of the original building or neighbouring properties.

Policy SPG1 of the Local Plan provides further guidance on the appropriate design of residential extensions to ensure that new housing extensions respect the local character.

Assessment:

The property is situated on a road of non-uniform housing. The majority of properties are semidetached. There are other examples of existing rear extensions on Manor Road. One example of this is 69 Manor Road, which is 2 dwellings west of this proposal. In this case a first-floor rear extension has been constructed (PA/1998/1118). Other similar cases include the 89 Lodge Road, where a single-storey rear extension has been built (PA/2012/0913).

As a result of these similar, extensions in the proximity, it is therefore considered that the proposal is sympathetic in scale to neighbouring properties. It is also noted that the proposal will be subservient to the original dwellinghouse as rear extension is only single storey.

Regarding the design of the proposals, the new roof will be pitched the windows match the existing. All of these aspects satisfy the SPG1 Design Guidance for House Extensions. In summary, the proposals are therefore of a high standard of design which are sympathetic to the design of both the original house and neighbouring houses.

Regarding the materials used, it appears that the windows, roof, gutters and fascias will use materials to match the existing. Although the proposed off-white render and

masonry paint does not match the existing pebble-dash material of the dwellinghouse, this is considered to not contrast significantly with the local character. Subject to this, it is considered that the materials are also sympathetic to the original and neighbouring dwellinghouses.

The Impact upon the Residential Amenity

Policy DS1 of the local plan states that no unacceptable loss of amenity to neighbouring land uses should result from new developments. Such impacts are designated to be related to noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

Policy DS5 of the Local Plan provides design criteria for the erection of residential extensions, and generally seeks to ensure proposals are in keeping with their surroundings. 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. It also states that development should not cause overshadowing as a result of the height and depth of the extension blocking daylight and sunlight, particularly in the case of two storey extensions located on or close to the boundary.

Paragraph 135 of the NPPF (Section 12) indicates that planning policies and decisions should ensure that, amongst other requirements, developments create places which are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Assessment:

The floor plans outline that the new sections of the house will be used for residential purposes. It is therefore unlikely that any increased noise, smell, fumes, dust or other nuisance will come as a direct result of this development.

The proposal by virtue of its scale and location would not carry any unacceptable overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours.

CONCLUSION

In summary, the application for planning permission is acceptable in principle and is not considered to have any adverse impact on local character, residential amenity or flooding and drainage.

The proposal is considered to be compliant with policies CS3, CS5, CS19 of the NLCS, DS1 and DS5 of the NLLP and Chapter 12 of the NPPF. It is therefore recommended that planning permission be granted subject to conditions.

RECOMMENDATION: Grant permission subject to the following 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/details:

Proposed Floor Plan & Elevations – Drawing number 268.A2.03

Block Plan – Drawing number 268.A4.02

Location Plan – Drawing number 268.A4.01

Reason:

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