

DELEGATED ASSESSMENT

Application no: PA/2024/1211

Proposal: Planning permission to retain outbuilding and to render its eastern elevation

Location: 42 Cliff Road, Winteringham, Scunthorpe, DN15 9NQ

Applicant:

Officer: Chris Clark

POLICIES

National Planning Policy Framework:

Section 12 - Achieving well-designed and beautiful places

North Lincolnshire Local Plan:

DS1 – General Requirements

DS5 – Residential Extensions

SPG1 – Design Guidance for House Extensions

North Lincolnshire Core Strategy:

CS3 – Development Limits

CS5 – Delivering Quality Design in North Lincolnshire

Housing and Employment Land Allocations Development Plan Document (2016):

Inset 43 - Winteringham

Housing and Employment Land Allocations Development Plan Document (2016):

CONSULTATIONS

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

Highways: Looking at the submitted information the outbuilding does not seem to impact on the parking provisions provided within the site, so with this in mind Highways have no objections to this planning application.

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 31/10/2024. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Comments Received:

PLANNING HISTORY

The council has no record of any historical planning applications related to this site.

MATERIAL PLANNING CONSIDERATIONS

Site Description:

The proposal is within the development limits of Winteringham and is positioned upon unallocated land within the HELADPD. The site is within Flood Zone 1, the category least at risk to flooding. The proposals 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.

The property is a 2 story semi detached property located on Cliff Road, Winteringham. The front elevation of the property is in a southern direction with a driveway and parking provision located in front of this. A small front garden in the southwestern corner of the property's curtilage. To rear of the property is an outbuilding and a rear garden.

Proposal:

The first part of this proposal is to retain an outbuilding. It is noted that This development does not constitute permitted development as it measures 2.77m at its highest height and is located within 2 meters of the boundary. This outbuilding is located around 1.5m in front of the eastern (side) elevation of the dwellinghouse and around 0.5 from the property's eastern boundary. In terms of materials used, the roof is made from dark grey

fiber cement slates, the door is grey composite, and the western, northern and southern facing walls are made from red bricks. Having contacted the agent, it has been confirmed that the use of the outbuilding will be for storage

Importantly, to date, the eastern wall's materials appear to be exposed blockwork. Consequently, the second part of the proposal is to re-render the eastern elevation of the outbuilding. This render will be painted off-white.

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 Winteringham. 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 extension, with the principle of the proposal being to retain an outbuilding. It 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, 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 neighbors and seeks that materials and finishes do not contrast markedly with those of the original building or neighboring 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 neighboring 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 and fits with the appearance of the original house.

Assessment:

In terms of an assessment of the character of the area, it is noted that there is no uniform design or materials used within the street scene.

It is important to note here that an existing outbuilding set just behind the outbuilding to be retained. The two outbuildings are very similar in appearance, using the same brick and having the same wall feature to the street scene facing southern elevation. It should be noted that the general designs of the two outbuildings aren't similar, with the older outbuilding having a hipped roof and the new outbuilding have a single sloped roof. Despite this, the case officer considers this to have negligible impact on the character of the area, citing small scale as the reason for this. It would also be unreasonable to expect an exact mirror in design given the positioning of the new outbuilding to the side of the property, not the rear. In summary, given the existence of an existing outbuilding of relatively similar appearance in a very similar position of the street scene, there will be minimal negative impact on the character of the area as a result of this proposal.

In terms of the scale of the outbuilding, this is considered acceptable as it is much smaller than the main dwellinghouse and more, it is positioned slightly behind the main dwellinghouse's front elevation. This causes the outbuilding to appear subservient and therefore satisfies the guidance on acceptable scale outlined in SPG1.

It should also be noted that although the materials used in the outbuilding to be retained aren't the same as those used on the main dwellinghouse, they are not considered to markedly contrast, as both front facing elevations are predominantly red brick. Importantly, the re-rendering off the eastern elevation of the outbuilding is also

considered acceptable as it will match the neighbouring property to the east.

In summary, the design of the proposal is acceptable, given the lack of uniform design within the street scene, the proposals similarity to an existing outbuilding mitigating any detrimental impact on the character of the area and the subservient scale of the outbuilding. Importantly, the new off-white rendering is also acceptable as it matches the closest neighbouring property.

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 residential extensions. Regarding amenity, 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 (Chapter 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.

Supplementary Planning Document SPG1 for Residential Extensions outlines the depths and heights of residential extensions that are considered to not impact any impact undue loss of light to adjacent properties. It also states that whilst the loss of a view beyond one's property boundaries is not a material planning consideration when an application is being determined, it is considered that a proposed extension would seriously reduce the amount of daylight/sunlight which neighboring properties enjoy, it is likely that planning permission will not be granted.

Assessment:

The application was submitted following an enforcement investigation whereby the complainant raised concerns that the outbuilding blocks light to the neighboring property to the east's front door and yard. This has been carefully considered given the outbuildings location close to the eastern boundary of the property. It is relevant to note here that no further comments of objection have been received on this specific application.

Having undertaken a site visit, it appears that as prior to the construction of the outbuilding, boundary treatment in the form of an existing hedge was of a very similar

height, the additional loss of light imparted by the outbuilding will be negligible. This is compounded by the presence of a driveway in between the neighboring property and the proposal. Furthermore, there are no ground floor windows on the western elevation of the neighboring property. As a result of this, it is considered that extra loss of light, overbearing or overshadowing as a result of this proposal is considered unlikely.

Having spoken to the agent, it has been confirmed that the outbuilding will be used for storage purposes. It is therefore unlikely that any increased noise, smell, fumes, dust or other nuisance will come as a direct result of this development.

In terms of loss of privacy, there are no windows located on the proposal. This amenity concern can therefore be omitted.

In summary, no impacts related to noise, smell, fumes, dust or other nuisance will come as a result of this proposal as the use would be for storage. Additionally, for the reasons stated above, overshadowing, overbearing, loss of light or loss of privacy to adjacent dwellings are also considered negligible.

Conclusion

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

The proposal is considered to be compliant with policies CS3 and CS5 of the NLCS, DS1 and DS5 of the NLLP and Chapter 12 of the NPPF. It also follows the guidance set out in SPG1. **It is therefore recommended that planning permission be granted subject to conditions.**

RECOMMENDATION: Grant permission subject to the following conditions

1.

The development hereby permitted shall be carried out in accordance with the following approved plans/details:

TQ/24/03

Reason

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

2.

The application of the render and the painting of it in off-white, as shown on drawing TQ/24/03 (proposed east elevation), shall be completed within 6 months of the date of the permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

Informative 1

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.