

## DELEGATED ASSESSMENT

**Application no:** PA/2024/1220

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

**Location:** Melfort Lodge, Derrythorpe Road, Beltoft, DN9 1NB

**Applicant:** B Johnson

**Officer:** Matthew Gillyon

## POLICIES

### **National Planning Policy Framework:**

Part 12: Achieving well-designed and beautiful places

### **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

CS6: Historic Environment

CS19: Flood Risk

### **North Lincolnshire Local Plan:**

T2: Access to Development

T19: Car Parking Provision and Standards

LC14: Area of Special Historic Landscape Interest

DS1: General Requirements

DS5: Residential Extensions

DS16: Flood Risk

### **Housing and Employment Land Allocations DPD (2016):**

PS1: Presumption in favour of Sustainable Development

Settlement inset map: 68 - Beltoft

## CONSULTATIONS

**Highways:** The proposed extension is to the rear of the property. Highways have no objections to this planning application

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

**Archaeology:** The site is within the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan Policy LC14). I do not consider that this proposal would adversely affect the character of the landscape heritage asset or its setting at this location. No objection subject to standard conditions removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area at the rear of the dwelling.

## PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 22/10/2024. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

**Comments Received:** no comments received

## PLANNING HISTORY

**Ref No:** [PA/1999/1010](#)

**Proposal:** Outline planning permission to erect dwellings

**Decision:** Approve with Conditions

**Decision Date:** 15/10/1999

## MATERIAL PLANNING CONSIDERATIONS

## **Designations / Constraints**

The proposed development is within the development limits of Beltoft which is classed as a Rural Settlement in the North Lincolnshire Core Strategy (NLCS). The site is within SFRA Flood Zone 1 and is within an Area of Special Historic Landscape Interest of the Isle of Axholme in the North Lincolnshire Local Plan (NLLP) under policy LC14.

## **RECOMMENDATION:**

### **Site Description / Proposal**

The property is a two-storey dwelling located on Derrythorpe Road, Beltoft. The dwelling is set back from the highway behind a boundary wall serving the host and neighbouring property.

The proposal is seeking permission for a single storey rear extension to replace the conservatory that is currently in situ on the rear elevation. The proposed extension will run along the entire rear elevation to create a kitchen / living area. The proposed extension will be constructed from red facing brickwork, a grey flat roof with stone copings and white uPVC windows to match the existing dwelling. The proposed extension measures 4725mm in length and 9593mm in width and incorporates a roof lantern.

The following considerations are relevant to this proposal:

- Principle of development
- The Impact upon the Character of the Area
- The Impact upon the Residential Amenity

### **Principle of Development**

Policy DS5 of the NLLP needs to be considered as the proposal is for development at an existing dwelling, with the policy stating that development will be allowed that does not create an adverse impact on the amenity. It is considered that the proposal

to erect a single storey rear elevation on an existing dwelling is acceptable in principle.

### **The Impact upon the Character of the Area**

The proposal site is within an Area of Special Historic Landscape Interest designated under policy LC14 of the Local Plan. Policy LC14 seeks to protect the unique character of this area of the Isle of Axholme; stating that within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features. With a high standard of design and siting in new development required to reflect the traditional character of buildings in the area and the character of the historic landscape and using materials sympathetic to the locality.

Policy CS5 of the NLCS states that new development should be well designed and appropriate for their context and contribute to creating a sense of place. With any proposed development needing to respect the character and appearance of the local amenity.

Policy CS6 of the NLCS related to the Historic Environment, with the area designated under LC14, this policy is relevant to ensure development respects, conserves and enhances the local character.

The dwelling already benefits from a conservatory on the rear elevation of the dwelling. The proposal will create a single storey rear extension that runs along the entire rear elevation. The proposed extension will not be visible from the street on the rear elevation with the proposed extension constructed in materials to match the existing dwelling.

A condition has been recommended by the Historic Environment Officer regarding the removal of permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area at the rear of the dwelling. It is deemed to be appropriate with the dwelling facing out into the open countryside with the condition protect any further development encroaching into the

open countryside without a formal planning application to ensure the development is appropriate and for the protection of LC14.

It is considered that the proposed single storey rear extension will not create an impact on the character of the area or Area of Special Historic Landscape Interest. The proposed materials are sympathetic to the existing dwelling with the proposal in accordance with policy CS5 of the Core Strategy.

### **The Impact upon the Residential Amenity**

Policy DS1 and DS5 of the NLLP states that new development should be well designed and appropriate for their context with no unacceptable loss of amenity to neighbouring properties. Extensions will be allowed providing that the proposal does not unreasonable reduce sunlight or daylight in overshadowing or a loss of privacy to adjacent dwellings with proposal sympathetic in design, scale and materials to the existing dwellings and its neighbours.

The proposal is seeking permission to replace the existing conservatory on the rear elevation with a single storey rear extension across the entire rear elevation. Windows will be located in the rear elevation along with a roof lantern, these apertures are not considered to create a loss of privacy in the amenity.

The proposed rear extension also runs alongside the neighbour garage that is on the boundary of the property, with the proposed development not considered to create an adverse impact on the residential amenity. The proposal is in accordance with policies DS1 and DS5 of the Local Plan.

### **Conclusion**

In conclusion, the application for planning permission to erect a single-storey rear extension is not considered to have any adverse impact on the character, setting or residential amenity. The proposal is considered to be compliant with policy CS5 of the adopted Core Strategy and policies DS1 and DS5 of the North Lincolnshire Local Plan, with no objection to the proposal. The proposal is recommended for approval.

**RECOMMENDATION: Grant permission subject to the following conditions**