

DELEGATED ASSESSMENT

Application no: PA/2024/1223

Proposal: Planning permission to demolish existing front bay window, install new shop front and carry out internal alterations

Location: 173 Frodingham Road, Scunthorpe, DN15 7NH

Applicant: Mr P Robinson

Officer: Deborah Oikeh

POLICY Core Strategy – CS1, CS2, CS3, CS5, CS6, CS17, CS18

Local Plan – DS1, DS5, T2, T19

NPPF- Section 2, 6, 7 and 12

Supplementary Planning Guidance 1

CONSULTATIONS

Highways Officer: No objections, informative comments recommended

LLFA Drainage Officer: No comments or objections.

PUBLICITY: A site notice has been displayed in agreement with the Town and Country Planning (Development Management Procedure) Order 2015

LETTERS OF COMMENT: None received.

MATERIAL CONSIDERATION

Planning History: none of relevance

Proposal and Site Characteristics

The application site is one of a row of terraced buildings along Frodingham Road in the Town Centre of Scunthorpe. The building as well as the row of terraces are mostly in mixed residential and commercial use. The applicant seeks to remove the existing bay window on the ground floor to install a new aluminium shop front to match adjoining shops. Other ancillary works include installation of a security roller shutter housed in the proposed top fascia and internal alteration to shared access. The

application site is set within the development limit of the Scunthorpe so considered acceptable in principle.

Principle of development

Policy CS1 of the Core Strategy sets out the overarching spatial strategy for North Lincolnshire, which, amongst other matters, provides that Scunthorpe will be the focus for most of the new development and growth.

Policy CS2 of the adopted Core Strategy seeks a sequential approach to development focussing first on land within the Scunthorpe Urban Area followed by Previously developed land and buildings within the town and thereafter greenfield infill. Similar approach is to be undertaken in defined development limits of market Towns and rural areas.

Policy CS5 relates to design of new development in North Lincolnshire and requires all development to be well designed, contribute to creating a sense of place and appropriate for their context.

Policy DS5 of the North Lincolnshire Local Plan is mainly concerned with residential extensions. 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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The application site is within the development envelope of the settlement and so complies with policy CS2. Accordingly, this proposal for extension and alteration to the existing building is considered acceptable in principle.

The following considerations are relevant to this proposal:

- Residential Amenity
- Appearance

Residential Amenity

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. 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. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

As stated in the description of the proposal. The proposed works would be internal alterations to block off shared access between the shop and first floor flat and installation of new shop front (aluminium doors) following the removal of the projecting bay window. The proposed works would be front facing, overlooking the public road. The internal works would pose minimal impact on residential amenities of the surrounding properties. The existing access to the first floor will be retained and a new access route would be provided into the shop.

Frodingham comprises predominantly mixed-use properties. The design and access statement confirms the existing use of the ground floor is for shop and the first floor is a flat. The proposal relates to alterations to the building. The proposed changes to the façade of the building would not result into overlooking, overshadowing and overbearing given the front-facing position and the existing mixed-use setting.

It is therefore considered that the proposal would not carry any overbearing, overlooking or overshadowing impacts that would be detrimental to residential amenity rights of adjoining neighbours and align with policies DS1 and DS5.

Appearance

Both policies DS5 and CS5 are concerned with visual amenity with DS5 particularly stating that proposals should be sympathetic in design, scale and materials.

In terms of appearance, the proposed front shop would be made of aluminium with slate grey doors to match adjoining shops along the road. Roller shutters are common features on shop front along Frodingham Road. Therefore, the proposed roller shutter will not appear odd on the street scene. The design and materials of the shop front are considered sympathetic and so in accordance with policies DS5 and CS5.

Highway Safety

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision, as well as general highway safety.

The application site is along Frodingham Road. There is public parking in the area. The proposal is also for alteration to the building. It is not considered that the scheme would result into increase in traffic or highway safety issue. Highway department raised no objection to the proposal following consultation given the limited impact. However, an informative comment is recommended which would be included in any permission granted. Therefore, the proposal is not considered to conflict with the requirements of policies T2 and T19.

Biodiversity Net Gain

Policy CS17 relates to biodiversity. This policy is primarily about conserving and enhancing North Lincolnshire's wildlife and supporting a richness of biodiversity that will underpin the creation of sustainable neighbourhoods and green tourism.

The applicant has indicated on the application form that the application site has no biodiversity value being an existing building and exempt from BNG. The development is therefore exempt and in accordance with policies CS17 of the Core Strategy and the NPPF.

RECOMMENDATION: Grant permission subject to conditions