

## **DELEGATED ASSESSMENT**

<b>APPLICATION NO</b>	PA.2025.460
<b>APPLICANT</b>	Mr J Nelson
<b>DEVELOPMENT</b>	Planning permission to erect a single storey rear extension, including new pitch roof to existing garage
<b>LOCATION</b>	211 Valley View Drive, Bottesford, Scunthorpe, DN16 3SU
<b>PARISH</b>	BOTTESFORD
<b>WARD</b>	Bottesford
<b>CASE OFFICER</b>	Chris Clark

## **POLICIES**

### National Planning Policy Framework

Chapter 12 – Achieving well-designed 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)

PS1 – Presumption in Favour of Sustainable Development

## **LEGISLATION**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Assessment" section of the report.

## **CONSULTATIONS**

**Town/ Parish Council:** No comment.

## **PUBLICITY**

The proposal has been advertised in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

### Letters of comment:

No comments received from the general public.

## **PLANNING HISTORY**

No relevant planning history.

## **SITE DESCRIPTION**

The site is within the development limits, is located upon flood zone 1 land and is not within a conservation area. There are no listed buildings within the immediate vicinity.

## **ASSESSMENT**

### Principle of development

The proposals are for works to an existing dwelling house. Therefore, the principle of residential development is already set. The relevant policies and material planning considerations will be assessed and taken in turn below.

### The Impact upon the Residential Amenity

Are there any overlooking / privacy / residential or other amenity issues?	A utility window is proposed adjacent to the eastern side boundary, positioned approx. 2m above external ground level. At this height, it would allow direct views over the 1.8m fence into the neighbour's access area. Given the close proximity (less than 2m) and increased potential for overlooking, a condition requiring the window to be obscure glazed to Pilkington Level 4 is necessary to safeguard privacy.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	Yes.
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes.

--	--

Design and Impact upon the Character of the Area

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	Yes.
Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed?	Yes, materials match existing and are in keeping with the area, a condition will secure this.

Heritage

Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?	No.
Does the development impact on an archaeological site?	No.

Flooding / drainage

Are there any drainage or flooding issues having regard to the Environment Agency's Advice for minor extensions and whether the property is within a Critical Drainage Area?	No.
--	-----

Contamination

Are there any contaminated land issues?	No.
---	-----

Transport

Is access, parking and turning provision acceptable?	NA
--	----

Natural Environment

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) provides that every grant of planning permission shall be subject to the condition that the biodiversity gain objective is met, further subject to exemptions. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. Householder

applications, including small projects like home extensions, conservatories or loft conversions are exempt from Biodiversity Net Gain legislation. This proposal constitutes a householder application and is therefore exempt from BNG legislation.

Are any impacts on protected, or otherwise significant, trees mitigated or acceptable?	NA
Has an ecological survey / protected species survey been submitted?	NA
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	NA
Has the application considered carbon reduction in accordance with [ <i>add relevant policy or guidance</i> ]	NA

## **HUMAN RIGHTS ACT**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

## **EQUALITIES AND DIVERSITIES**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

## **CONCLUSION**

In summary, the proposal is acceptable in principle and is not considered to have any adverse impact on design, residential amenity and other relevant environmental matters which would warrant refusal of the application.

The proposals are therefore considered to comply with the relevant policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations.

It is therefore recommended that planning permission be granted subject to conditions.