

Formal Objection to Planning Application PA/2025/547

FAO: Georgina Hopwood

Planning Department

North Lincolnshire Council

Dear Georgina,

I am writing to formally object to the proposed extension at 1 Winston Court, Epworth, DN9 1GG, as submitted under planning application reference PA/2025/547.

While I acknowledge that the application has been revised, the amended plans have made only a slight reduction in height. Unfortunately, this minor adjustment fails to address the key concerns previously raised, and I wish to confirm that my original objections still stand. The proposed development would still result in a significant loss of sunlight and natural light, loss of use and enjoyment of our outdoor space, a detrimental impact on our residential amenity and the local character, and environmental impact and loss of solar gain.

I reside at 57 Battle Green, which lies immediately east of the application site. I wish to object to the proposal on the following grounds:

1. Loss of Sunlight and Natural Light

The proposed extension would materially reduce the level of sunlight and daylight entering several key areas of our home, particularly:

- The kitchen and hallway, which are solely dependent on rear-facing windows.
- Our living room, where large patio doors provide the primary light source in the afternoons.
- Our rear garden, which currently benefits from afternoon and evening sun.

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Due to the northwest orientation of our garden, even a modest increase in mass and height near the boundary severely affects sunlight during key times of year, especially in spring, autumn, and winter. The extension's massing and position will block essential solar gain, impacting our energy efficiency and overall well-being. We have photographic evidence showing current light conditions and are happy to provide more upon request.

2. Loss of Use and Investment in Outdoor Space

Our rear garden is modest in size (approx. 50 square metres), yet we have invested significant time and resources into creating a patio and outdoor dining area that specifically benefits from the natural sunlight. The proposed extension would cause:

- Overshadowing of this carefully planned space.
- An overbearing presence, reducing privacy and usability.
- A significant reduction in our ability to enjoy the outdoor space as intended.

This directly impacts our residential amenity and enjoyment of our property.

3. Negative Impact on Residential Amenity and Character

The extension will alter the current relationship between our property and the application site. While 1 Winston Court currently steps down from two storeys to one at the boundary, allowing for openness and light, the proposed development would introduce a taller, more imposing structure adjacent to our small garden.

This will result in:

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- A loss of openness and outlook, making our outdoor and indoor spaces feel enclosed.
- An overbearing impact due to the proximity and scale of the extension.
- A fundamental change to the character and feel of our living environment.

4. Conflict with National and Local Planning Policy

The proposal fails to comply with the following national and local planning policies:

- National Planning Policy Framework (NPPF) - Chapter 12: States that development should be of high quality and well designed. Poorly designed developments should be refused, especially where they fail to reflect local design guidance.
- Core Strategy Policy CS5: Requires all new development to be well designed and to respect the character of the surrounding area.
- North Lincolnshire Local Plan Policies DS1 and DS5:
 - DS1: Proposals must not result in unacceptable loss of amenity through overshadowing or loss of daylight.
 - DS5: Extensions must not reduce sunlight or daylight or result in overshadowing, overbearing effects, or loss of privacy. They must be sympathetic in scale, design, and materials.

In my view, this proposal fails these criteria. Its scale, height, and proximity to our boundary are inappropriate and would create a harmful impact on our property.

5. Environmental Impact and Loss of Solar Gain

The loss of natural light and solar gain will result in increased energy use within our home-contrary to wider climate and sustainability goals. Even existing developments should aim to support climate change mitigation where possible.

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Conclusion

To summarise, the proposed extension at 1 Winston Court, even in its revised form, would have a serious and lasting negative impact on our residential amenity and the enjoyment of our home and garden. The loss of natural light, reduced energy efficiency, diminished use of our outdoor space, and the overbearing nature of the extension are all valid and unresolved concerns.

We therefore respectfully urge the planning authority to refuse the application in its current form. Please let me know if any further information or supporting photographs are required.

Kind regards,

 Smith


Epworth

DN9 1GG