

DELEGATED ASSESSMENT

Application no: PA/2025/852

Proposal: Planning permission to vary condition 2 of PA/2024/1178 namely to alter the roof to the proposed rear extension

Location: Stoneholme, 16 Top Road, Worlaby, Brigg, DN20 0NN

Applicant: Mrs Reed

Officer: Matthew Gillyon

POLICIES

National Planning Policy Framework:

Part 12: Achieving well-designed 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

CS19: Flood risk

North Lincolnshire Local Plan:

T2: Access to development

T19: Car parking provision & standards

DS1: General requirements

DS5: Residential extensions

DS16: Flood risk

SPG1: Design guidance for house extensions

Housing and Employment Land Allocations DPD (2016):

PS1: Presumption in favour of sustainable development
Settlement Inset Map: 46 - Worlaby

Worlaby Parish Neighbourhood Plan 2016 – 2038

WNP4: Design

CONSULTATIONS

No comments

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 10/07/2025. 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: [7/1995/0692](#)

Proposal: Install four dormer windows.

Decision: Approve with Conditions

Decision Date: 01/02/1996

Ref No: [PA/2023/553](#)

Proposal: Planning permission to erect a front porch and two-storey rear extension (including demolition of existing utility)

Decision: Approve with Conditions

Decision Date: 27/07/2023

Ref No: [PA/2024/1178](#)

Proposal: Planning permission to erect a single-storey rear extension and one and a half storey side extension and replacement detached garage

Decision: Approve with Conditions

Decision Date: 26/11/2024

MATERIAL PLANNING CONSIDERATIONS

Designations / Constraints

The proposed development is within the development limits of Worlaby which is classed as a Rural Settlement in the North Lincolnshire Core Strategy (NLCS). The site is within SFRA Flood Zone 1.

RECOMMENDATION:

Site Description / Proposal

The property is a one and a half storey dwelling located on Top Road, Worlaby, with the front elevation of the property in a north-eastern direction. The proposal is for a variation to condition 2 of planning permission PA/2024/1178 and removes the flat roofed single extension at the rear of the property and change to a pitched roof that meets the top of the existing rear extension. The proposed amendment does not alter the internal layout of the dwelling as set out in the planning application.

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 North Lincolnshire Local Plan (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.

As the development is an amendment to the existing permission it is considered that the principle of development is acceptable, and the proposal is in accordance with these policies.

The Impact upon the Character of the Area

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 WNP4 of the Worlaby Parish Neighbourhood Plan (WPNP) relates to the design and states that all development proposals should reflect the character and scale of the village and be appropriate to the size of the plot.

The proposal is to vary condition 2 of planning permission PA/2024/1178 and alter the flat roofed single storey extension at the rear of the property to a pitched roof single storey extension. The proposed roof is at the rear of the property and will not be visible from the street scene. The pitched roof is in keeping with the overall property with the new extension also having a pitched roof.

The proposed works have been confirmed to be completed in matching materials. The proposed pitched roof is not considered to be out of character for the area and respects the local amenity and is in accordance with policy CS5 of the Core Strategy and policy WMP4 of the Worlaby Neighbourhood Plan.

The Impact upon the Residential Amenity

Policies DS1 and DS5 of the NLLP state that new development should be well designed and appropriate for their context with no unacceptable loss of amenity to neighbouring properties. Extensions and outbuildings 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 it neighbours.

The proposal is to vary condition 2 of planning application PA/2024/1178 and changed the approved flat roofed single storey rear extension to a pitched roof single storey rear extension that meets the top of the existing pitched rear extension. The proposed new pitched roof already had permission for a roof light with this

unchanged, by the gradual roof pitch to the edge of the property rather than the steep pitch to the flat roof that was originally proposed.

The proposed amendment is not considered to create an adverse impact on the residential amenity and is in accordance with policies DS1 and DS5 of the Local Plan

Conclusion

In conclusion the application vary condition 2 of planning permission PA/2024/1178 and removes the flat roofed single extension at the rear of the property and change to a pitched roof is appropriately designed and 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, policies DS1 and DS5 of the North Lincolnshire Local Plan and Policy WNP4 of the Worlaby Neighbourhood plan. No comments have been received objecting to the proposal, with the proposal recommended for approval.

RECOMMENDATION: Grant permission subject to the following conditions