

DELEGATED ASSESSMENT

APPLICATION NO	PA/2025/964
APPLICANT	Ms Natalie Coggan
DEVELOPMENT	Planning permission for the erection of a single storey extension to rear
LOCATION	12 Lancaster Road, Scunthorpe, DN16 3JL
WARD	Ashby Central
CASE OFFICER	Georgina Hopwood
SUMMARY RECOMMENDATION	Approve with Conditions

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

No consultation responses received

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 letters of comment received

PLANNING HISTORY

No previous applications found in the council's records

SITE DESCRIPTION

The dwellinghouse sits within the development limits of Scunthorpe. The site is within SFRA Flood Zone 1, the category of at least risk to flooding. The site is not in a conservation area, there are no trees with Tree Preservation Orders on site and there are no listed buildings in the vicinity of the site.

ASSESSMENT

Principle of development

The proposals are for works to an existing dwelling house within the development boundary. 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?	No The proposed extension would be single storey in scale, with no windows proposed in
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	<p>the north or east elevations. The windows in the east elevation would provide outlook solely into the applicant's own garden.</p> <p>During the site visit, it was observed that the west elevation of the neighbouring dwelling does not contain windows serving habitable rooms that would be adversely affected by overshadowing from the extension.</p>
Is the proposal sited such as to avoid overdevelopment and overbearing development?	<p>Yes</p> <p>The plot will retain adequate garden space. The extension is subservient in footprint and scale to the main dwellinghouse.</p>
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	<p>Yes</p>

Design and Impact upon the Character of the Area

Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate?	<p>Yes</p>
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?	<p>Yes</p> <p>The windows, doors and roof tiles and brickwork are stated on the application form and shown on the approved plans to match those of the existing dwelling.</p>

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?	<p>No</p>
Does the development impact on an archaeological site?	<p>No</p>

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
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Contamination

Are there any contaminated land issues?	No
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Transport

Is access, parking and turning provision acceptable	Yes
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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?	N/A
Has an ecological survey / protected species survey been submitted?	N/A
Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed?	N/A
Has the application considered carbon reduction	N/A

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.