

DELEGATED ASSESSMENT

APPLICATION NO PA/2025/829

APPLICANT Mr John Hoyle

DEVELOPMENT Planning permission for a single-storey lean-to rear extension and demolition of existing garage with erection of new garage, car port, store, and recreation room, ancillary to dwelling, with associated erection of sliding gate to form private driveway.

LOCATION 17 St Helens Road, Brigg, DN20 8BX

PARISH BRIGG

WARD Brigg and Wolds

CASE OFFICER 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

Brigg Town Council: No objections.

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:

One comment was raised in objection raising concerns around loss of light imparted upon neighbours.

PLANNING HISTORY

There is no relevant planning history on this site.

SITE DESCRIPTION

The site is within development limits, is situated upon flood zone 1 land, is not within a conservation area and 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?	No. It's noted that the concerns raised by a neighbour about overlooking related to the original two-storey scheme. The revised proposal is single-storey with no side windows, removing this issue. The garage is also single-storey, serves a non-habitable room, and its only opening faces the host dwelling. It is over 25m from neighbouring
--	---

	properties and screened by boundary hedges.
Is the proposal sited such as to avoid overdevelopment and overbearing development?	<p>Yes.</p> <p>A concern regarding loss of light was raised by a neighbour in relation to the original two-storey scheme, prior to the redesign to a single-storey proposal. In any event, neighbouring dwellings lie to the east and west. To the east, the adjoining property projects further north, so no light impacts would arise. To the west, the extension would sit to the north-east of the neighbouring dwelling, outside the main path of direct sunlight. Although it marginally fails the 45-degree test set out in SPG1, it fully passes the 30-degree test and, given its modest single-storey height and lean-to roof design, any effect on light or outlook would be negligible. Its noted that no concerns arise in this regard in relation to the garage.</p>
Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards?	Yes, the standards are met.

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> <p>The proposal has been redesigned to mirror the existing porch on the front of the property, creating a more cohesive appearance. It has also been reduced to a single-storey form, which SPG1 identifies as generally appropriate. The extension remains subservient to the host dwelling, will be screened from public view by the main dwelling, and respects both the character of the property and the wider street scene. Its also noted that there are no concerns here in relation to the garage, owing to its hidden location and how it replaces an existing similar structure.</p>
--	---

<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>	<p>Yes.</p> <p>The extension will be built using brickwork similar in appearance to the existing dwelling, with Planum clay low-pitch roof tiles (colour to be confirmed), powder-coated aluminium windows and doors (colour to be confirmed), painted and treated softwood fascia boards (colour to be confirmed), and rainwater goods to match the existing. These materials are appropriate in the site context and conditions will be imposed to secure their final specification, including details for the garage, gate and boundary treatment.</p>
---	---

Heritage

<p>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? <i>[the council has a statutory duty to pay special attention to the desirability of preserving or enhancing heritage assets]</i></p>	<p>No.</p>
<p>Does the development impact on an archaeological site?</p>	<p>No.</p>

Flooding / drainage

<p>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?</p>	<p>No.</p>
---	------------

Contamination

<p>Are there any contaminated land issues?</p>	<p>No.</p>
--	------------

Transport

<p>Is access, parking and turning provision acceptable?</p>	<p>Yes.</p>
---	-------------

	<p>To the rear of the property, abutting Glanford Road, the proposed sliding gate will replace the existing wooden fence, although it would be positioned closer to the highway than the current arrangement. However, the removal of the outbuilding abutting the rear boundary could improve visibility when looking to the east. In any event, the agent has confirmed that the detailed gate design will be agreed at a later stage, and this will be secured by condition.</p>
--	---

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.