

APPLICATION NO	2006/1215
APPLICANT	Mr A Barker
DEVELOPMENT	Planning permission to erect a two-storey side extension, including demolition of existing garage
LOCATION	65 Greenfield Drive, Hibaldstow
PARISH	HIBALDSTOW
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Humberside Structure Plan: Hibaldstow has been identified as a selected settlement under policy S11.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) specifies that a high standard of design is expected in all developments and poorly designed development will be refused. All proposals will be considered against quality of design, amenity, conservation, resources, utilities and services.</p> <p>Policy DS5 (Residential Extensions) states that planning permission for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. The proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours. SPG relating to the design of extensions gives detailed guidance on issues such as daylight, sunlight and overlooking.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	No response received.

PUBLICITY

Letters have been sent to surrounding residents and one letter of objection has been received which raises the following issues:

- loss of light and view to an en suite bathroom window
- closeness of the extension to the boundary will create a terraced effect which will have an adverse effect on the character of the property

Other issues are raised relating to loss of value and safety of animals, but these are not planning matters and cannot be considered in relation to the planning merits of the case.

ASSESSMENT

The proposal involves the erection of a two-storey extension to the side of the existing three-bedroom detached dwelling to provide a larger kitchen/utility and a study at ground floor level, with an additional bedroom and en suite bathroom at first floor level. The extension will require the removal of the existing attached single garage. The proposed extension will be built in line with the front and rear walls of the existing dwelling, and will follow the existing outside wall of the garage, which is built up to the boundary with the neighbouring dwelling.

The main issues in determining this application are whether the extension will have an adverse impact on the character of the area or the amenities of the adjacent neighbour.

The proposed extension is to the side of the existing dwelling, built adjacent to the boundary with the detached property at 67 Greenfield Drive. The extension will not protrude any further forward or back than the dwelling at 67 Greenfield Drive, and only one additional small bedroom window is proposed that faces the rear of the site, with one new bedroom window on the front elevation. It is not considered, therefore, that the scale and design of the extension is such that it would be likely to create problems of overlooking or overshadowing, and being built to the north of the objector's dwelling it will not have a significant effect on daylight entering either habitable room windows or the garden area. The neighbours have raised concerns about light entering an en suite bathroom window that faces the side of the proposed extension. However, this is not a habitable room and any loss of light to this bathroom is not considered to be a justified reason for refusing the application.

The neighbours have also raised concern about the scale of the extension and that bringing the two-storey element forward will have a detrimental impact on the character of the area, by creating a terracing effect. Whilst the proposed extension will bring the overall bulk of the dwelling closer to the road and therefore more visible in the street scene than the existing single garage, it is not considered that this design is out of keeping with the overall character of the area, which is a mix of house types, size and design.

It is therefore considered that the size, scale, massing and overall design of the extension is appropriate in relation to the character of the area, and will not have a significant adverse effect on the amenities of surrounding residents.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development shall be carried out in accordance with the submitted drawings and particulars unless otherwise agreed in writing by the local planning authority in which case the development shall be carried out in accordance with the agreed amended details.

Reason

To ensure that the development is carried out in accordance with the provisions of the Town and Country Planning Act 1990 or any amending legislation.

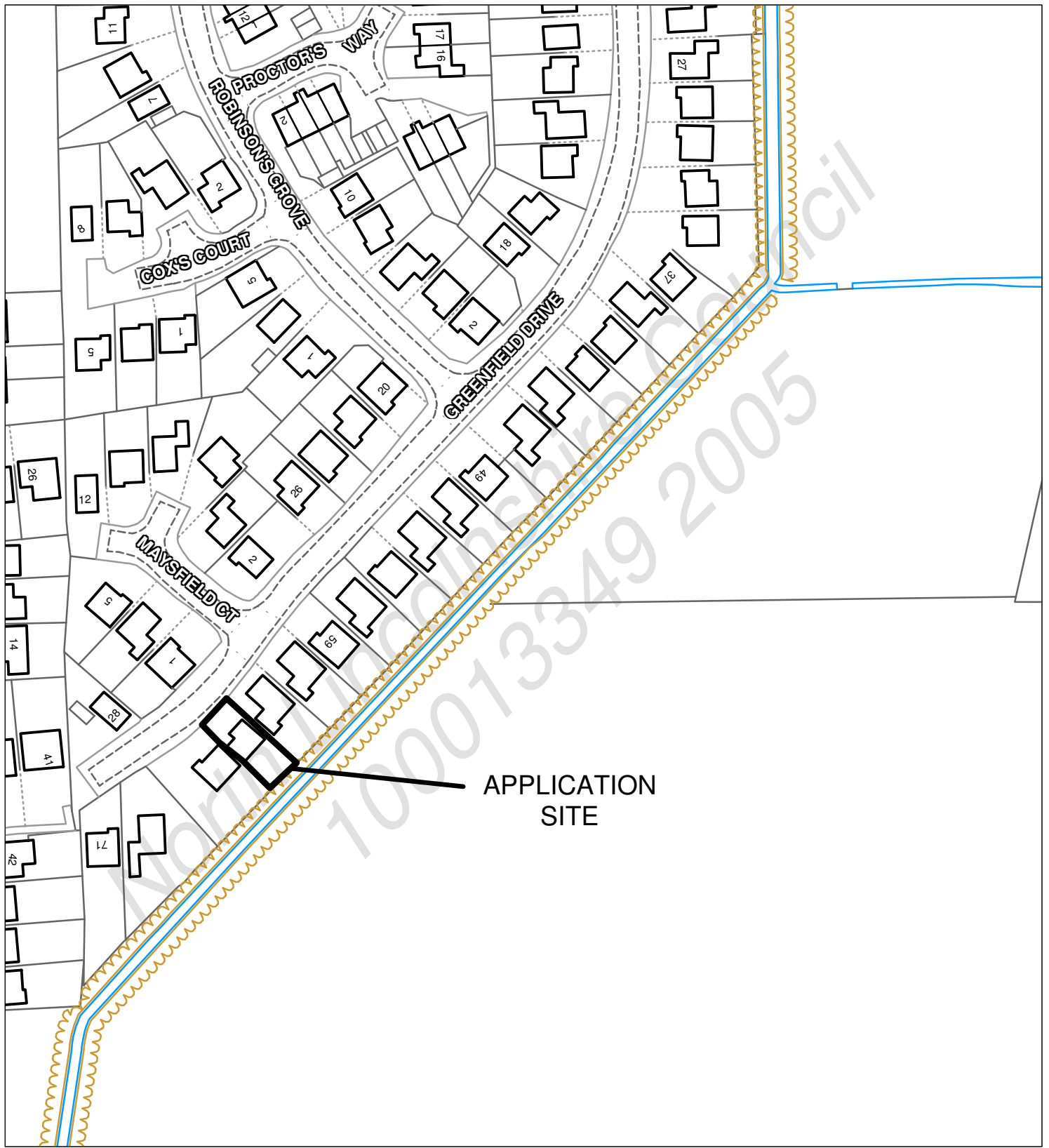
3.

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in

accordance with policy DS1 of the North Lincolnshire
Local Plan.



TITLE: 2006/1215

SCALE: 1:1250



North Lincolnshire Council
 Planning and Regeneration Service
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