

Gas Governor

134027 Nettleham

31.0m



Existing Hedge Retained

1100

2318

Proposed 1800mm High Close boarded fence

7551

1067

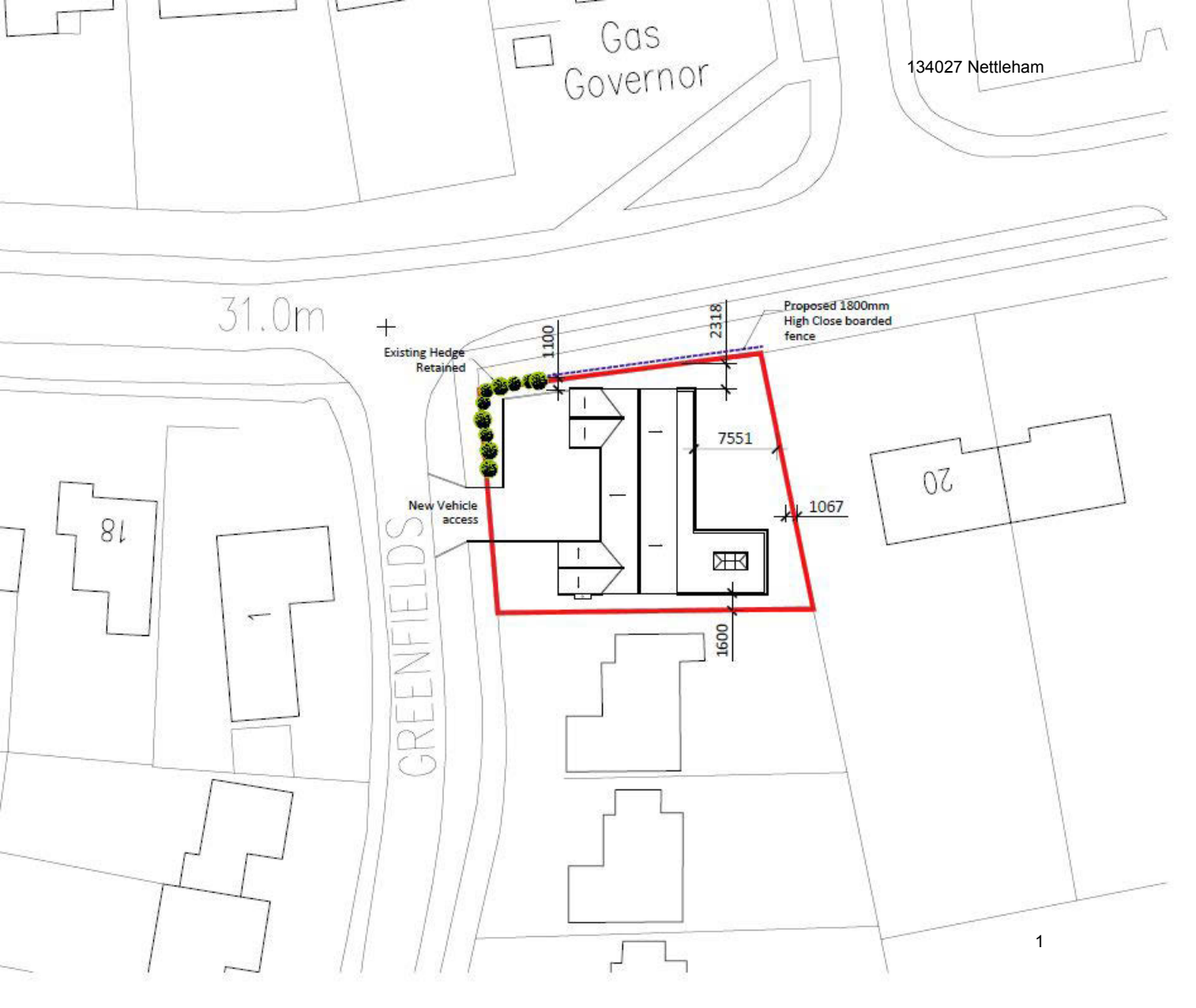
New Vehicle access

1600

GREENFIELDS

18

20



## Officer's Report

### Planning Application No: 134027

**PROPOSAL:** Planning application to erect single storey extension to dwelling, demolition of new garage and new access.

**LOCATION:** 2 Greenfields Nettleham Lincoln LN2 2RT  
**WARD:** Nettleham

**TARGET DECISION DATE:** 08/04/2016  
**DEVELOPMENT TYPE:** Householder Development  
**CASE OFFICER:** Charles Winnett

**RECOMMENDED DECISION:** Grant permission subject to conditions

#### Description:

This application was brought to the planning committee on the 1st of June as the planning considerations are finely balanced, it was then deferred to the planning committee on the 29<sup>th</sup> of June as the report did not assess the proposal against policies set out within the Nettleham Neighbourhood Plan.

The application site is a single storey bungalow with a detached single garage, the dwelling is set back from the highway and is located in the settlement of Nettleham. The dwelling is located on a corner plot and has a small front garden to the north and west and a small driveway to the east. The sites southern boundary is a wooden fence, whilst the boundaries to the north, west and east is hedging. The sites adjoining land uses to the south and east is residential, whilst Sudbrooke Lane lies the north, and Greenfields (road) to the west.

The application seeks permission to erect single storey extension to dwelling, demolition of new garage and access.

#### Relevant history:

133437 - Planning application to erect rear ground floor and first floor Extensions – refused on 22/10/2015.

#### Representations:

Chairman/Ward member(s):	No representations received to date
Parish/Town Council/Meeting:	<p>Strong objections for the following reasons:</p> <ul style="list-style-type: none"> <li>• Size and scale of proposal</li> <li>• Over dominate</li> <li>• Internal layout</li> <li>• Inadequate off street parking</li> <li>• Inadequate amenity space</li> <li>• Will result in a loss of smaller more affordable homes in</li> </ul>

	<p>the area.</p> <ul style="list-style-type: none"> <li>• Contrary to policies RES1 and RES11</li> <li>• Contrary to Nettleham Neighbourhood Plan</li> <li>• Impact on the street scene</li> </ul>
Local residents:	No representations received to date
Highways Authority	<p>Request conditions :</p> <ul style="list-style-type: none"> <li>• request the applicant submit a drawing to demonstrate the proximity of the highway tree to the proposed access.</li> <li>• request the applicant submit a root protection area and written permission from the area highways team with regards to the proposed access' proximity to the tree.</li> </ul>
Archaeology:	No objections
IDOX:	Checked 11/03/2016

<b>Relevant Planning Policies:</b>	
National guidance	<p>National Planning Policy Framework (2012)  <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a></p> <p>National Planning Practice Guidance  <a href="http://planningguidance.communities.gov.uk/">http://planningguidance.communities.gov.uk/</a></p>
Local Guidance	<p>West Lindsey Local Plan First Review (2006) Saved Policies</p> <p>STRAT 1 Development requiring Planning Permission  <a href="http://www.west-lindsey.gov.uk/localplan/written/cpt3a.htm">http://www.west-lindsey.gov.uk/localplan/written/cpt3a.htm</a></p> <p>RES 11 Extensions to Dwellings Located within Settlements  <a href="http://www.west-lindsey.gov.uk/localplan/written/cpt6.htm">http://www.west-lindsey.gov.uk/localplan/written/cpt6.htm</a></p> <p>Nettleham Neighbourhood Plan  <a href="http://parishes.lincolnshire.gov.uk/Nettleham/section.asp?catId=34497">http://parishes.lincolnshire.gov.uk/Nettleham/section.asp?catId=34497</a>            Policy D-3 Parking Provision            Policy D-6 Design of new development</p>

<b>POLICY RES 11 – Extensions to dwellings located within settlements</b>
i. Does the proposal introduce a terracing effect in the street-scene?
No
ii. Is the proposal well designed in relation to the size, shape and materials of the building to be extended, and is subordinate to the existing property?
<p>Planning permission was previously refused on this site (application 133437) for a large extension, since this refusal, the design and scale of the proposal has seen significant alterations which is a result of cooperation between the agent and planning officers,</p> <p><i>Policy D-6 of the Nettleham Neighbourhood Plan states that:</i></p> <p><i>New development, including infill development and residential extension, should preserve and enhance the village of Nettleham by:</i></p> <p><i>a) Recognising and reinforcing the district local character (as set out in the character</i></p>

*assessment and the Village Design Statement) in relation to height, scale, density, spacing, layout orientation, features and materials of buildings.*

- b) Designing housing proposals to reflect existing residential densities in the locality of the scheme.*
- c) Respecting and protecting local heritage assets and their settings, including Scheduled Ancient Monuments and Conservation Areas.*
- d) Protecting natural assets, enhancing the natural environment and biodiversity.*
- e) Incorporating adequate landscaping to mitigate the visual impact of the development and to ensure that proposals merge into the existing rural village context and respond to the wider countryside setting.*
- f) Seeking to retain mature or important trees. Development that damages or results in the loss of ancient tree or trees of good arboricultural and/or amenity value, will not normally be permitted unless justified by a professional tree survey and arboricultural statement. Where removal of a tree(s) of recognised importance can be justified, a replacement(s) of similar amenity value and maturity should be provided on site.*
- g) Ensuring boundary treatments reflects the distinct local character in relation to materials, layout, height and design. In areas where there is no boundary treatment and garden are unenclosed, new developments should seek to replicate this openness.*
- h) Incorporation of appropriate methods of energy generation and conservation in all new builds.*

*New development should provide sufficient external amenity spaces, refuse and recycling storage facilities and car parking. The appearance and location of such features should be considered early in the design process to ensure that they are well integrated into development proposals and form part of a cohesive and visually appealing environment.*

Criteria (a) and (g) are most relevant to the proposal as the application is not for a new dwelling nor is it within a conservation area or in close proximity to a heritage asset, no protected trees or important natural features will be affected by the proposal.

The proposal is considered to meet the relevant requirements of Policy D-6 in that the proposal will reinforce local character through the use of appropriate materials and will still be in keeping with the building lines along the street, and whilst the dwelling will be larger, screening in the form of hedges and proposed fences which are common boundary treatments will help to soften the extensions visual impact on the street scene. It is considered that although the proposal will result in a significant increase to the size of the dwelling, the extensions overall impact on the street scene and its impact on surrounding area, including neighbouring properties will not be so significant as to warrant the refusal of the application. The proposal is therefore considered to meet the requirements of Policy D-6 of the Nettleham Neighbourhood Plan and saved Policy Res 11 – Extension to dwellings located within settlements of the West Lindsey Local Plan First Review (2006).

iii. Does the proposal adversely affect the amenity of the residents of neighbouring properties by virtue of over-dominance or appearance?

The dimensions of the extension have been revised since the submission of application 133437 which was considered to have a poor relationship with 20 Sudbrooke Lane due to its proximity to the dwelling and the arrangement of its rear windows. Revisions to the

extension now position it further away from no.20 Sudbrooke Lane at a distance of 11 metres. The extension is now considered to be suitably positioned as to not significantly harm the amenity or privacy of neighbouring dwellings.
iv. Does the proposal prejudice the retention of any significant trees or other important features?
There are no protected trees or important features that the proposal will affect.
v. Does the proposal enable adequate off-street parking space to remain for at least one vehicle to park?
Policy D-3 (Parking Provision) of the adopted Nettleham Neighbourhood Plan, requires that new housing provides sufficient levels of off street car parking spaces, however as the policy applies to new housing only, it is not applicable to this application.  Parking details provided with the application show that the proposal will retain parking spaces for 5 cars, which is considered a sufficient number considering the size of the proposal.
vi. Does the proposal enable an adequate amount of private garden space to remain?
A suitable amount of garden space will still remain on the application site.
vii. Does the proposal have a significant impact on the supply, availability and subsequent affordability of smaller properties as part of the overall mix of properties within the locality?
This part of the policy is not compliant with the NPPF and has not formed part of the assessment.

<b>Other considerations:</b>
None.

<b>Conclusion and reasons for decision:</b>
The decision has been considered against the policies STRAT1 Development Requiring Planning Permission and RES11 Extensions to Dwellings located Within Settlements of the adopted West Lindsey Local Plan Review 2006 in the first instance and guidance contained within the National Planning Policy framework 2012 and the National Planning Practice Guidance 2014. In light of this assessment it is considered that the proposal will not harm the character and appearance of the street-scene or the dwelling, nor the living conditions of neighbouring occupiers.

**Recommendation: Permission be granted, subject to the following conditions:**

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

2. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought into use and thereafter retained at all times.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

**Conditions which apply or are to be observed during the course of the development:**

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 1001 Rev F dated 19/08/2015 and 1002 Rev G dated 19/08/2015 .The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and saved Policy STRAT 1 of the West Lindsey Local Plan First Review 2006.

4. All external materials used in the development shall match those of the existing building in colour, size, coursing and texture.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and saved policies STRAT 1 and RES 11 of the West Lindsey Local Plan First Review 2006.

**Conditions which apply or relate to matters which are to be observed following completion of the development:**

None.