

Officer's Report

Planning Application No: 139491

PROPOSAL: Planning application for two storey side extension

LOCATION: 11 Maple Close Gainsborough Lincolnshire DN21 2UA

WARD: Gainsborough North

WARD MEMBER(S): Cllr Mr J Snee, Cllr Mr K R Panter and Cllr Mr M D Boles

APPLICANT NAME: Mr Cross and Mrs Stevens

TARGET DECISION DATE: 18/07/2019

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Danielle Peck

RECOMMENDED DECISION: Grant permission subject to conditions

Description:

The application is presented to the planning committee as one of the applicants is an employee of the Council.

The application site comprises of a two storey detached property located within the settlement of Gainsborough. The property is set back from the highway within a corner plot in a small cul-de-sac of houses all with a similar style. There is off street parking provision to the front and an attached single garage. To the west there is a garden area which extends round to the south of the property, beyond the southern boundary lies the garden area of 9 Maple Close, there are residential uses to the north and east.

The application seeks permission to erect a two storey extension off the west elevation, this will accommodate an additional bedroom and en-suite at first floor and a garden room and utility room at ground floor. The existing attached conservatory will be removed to facilitate the development.

Relevant history:

W33/692/75- Erect 79 dwellings. Granted 11/12/1975.

Representations:

Chairman/Ward member(s):	No representations received to date.
Gainsborough Town Council:	No representations received to date.
Local residents:	No representations received to date.
LCC Highways/Lead Local Flood Authority:	No representations received to date.
Archaeology:	No representations received to date.
IDOX:	Checked 13 June 2019

Relevant Planning Policies:	
National guidance	<p><u>National Planning Policy Framework</u> https://www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p><u>National Planning Practice Guidance</u> https://www.gov.uk/government/collections/planning-practice-guidance</p>
Local Guidance	<p><u>Central Lincolnshire Local Plan (2012 -2036):</u></p> <p>LP1: A Presumption in Favour of Sustainable Development LP17: Landscape, Townscape and Views LP26: Design and Amenity</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/planningpolicy/central-lincolnshire-local-plan/</p> <p><i>With consideration to paragraph 213 of the National Planning Policy Framework (February 2019) the above policies are consistent with the NPPF (February 2019).</i></p>
Neighbourhood Plan:	There is no neighbourhood plan currently in circulation.

POLICY LP26 – Design and Amenity	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	<p>Yes. The proposal is to erect a two storey extension off the west elevation. The extension is stepped in from the front and rear of the dwelling and the eaves and ridge height will match that of the existing property. Although the proposal will extend the principal width of the dwelling, the extension is of a scale that would not change the nature of, or overly dominate the host property.</p> <p>Subordinate to existing property – due to the differing needs of applicants and the individual nature of each site, policies contained within the Central Lincolnshire Local Plan do not impose any specific volume increase rules to extensions, because of this and the fact that the roof height of the existing property will not be increased, the proposal is considered to be subordinate to the existing property.</p>
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	<p>Yes. The proposal will not have a detrimental impact on the street scene as it is set within a corner plot to the western end of the cul-de-sac.</p>
Does the proposal harm any important local views into, out of or through the site?	<p>No. There are no important views noted.</p>
Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?	<p>Yes. The materials are to match the existing dwelling.</p>

Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?
No. There are two new openings proposed at first floor level in the south elevation, one is an en-suite obscurely glazed window and the other is a full length window which serves the new bedroom and is also proposed to have a Juliette balcony.
There is existing overlooking experienced on site into the garden area of 9 Maple Close in the form of a bedroom window in the south elevation. The extension will not protrude any further forward of the existing rear elevation and bedrooms are also considered to be secondary accommodation. It is also noted that 9 Maple Close also benefits from private rear garden space directly to the rear of their property. Over and above what is currently experienced on site in terms of overlooking the additional impact is considered to be negligible and it would be unreasonable to withhold permission on these grounds.
There is also a new window which also serves the bedroom to the front (north) of the property, however this will look onto the street and the driveway area of those dwellings on the western side of Maple Close, there are no overlooking concerns in this respect.
Cumulatively given these considerations there will not be an adverse impact on the residential amenity of the neighbouring occupiers and the proposals accord to LP26: Design and Amenity.
Does the proposal adversely impact any existing natural or historic features?
No.

Other considerations:
Does the proposal enable an adequate amount of private garden space to remain?
Yes.
Does the proposal enable an adequate level of off street parking to remain?
Yes. This remains unchanged.

Conclusion and reasons for decision:
The decision has been considered against the policies LP1 A presumption in favour of Sustainable Development, LP17 Landscape, Townscape and Views and LP26 Design and Amenity of the Central Lincolnshire Local Plan in the first instance and guidance contained within the National Planning Practice Guidance. In light of this assessment it is considered that the proposal would not harm the character and appearance of the street scene and would not have a significant harmful impact on the living conditions of neighbouring occupiers. A grant of permission is considered appropriate.
It is recommended that the application be delegated back to Officers, to determine the application in accordance with the given resolution, having considered any further representations received ahead of the expiry of the publicity period (8 July 2019). Should any new material considerations arise within the intervening period that have not previously been considered, then the application may be referred back to the Committee for further consideration.
RECOMMENDATION: Grant permission subject to 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 are to be observed during the course of the development:

2. 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 drawing: CS/01/01/0619 received 23 May 2019. 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.

3. 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 Policy LP26 of the Central Lincolnshire Local Plan.

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

None.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.