



Officer's Report

Planning Application No: 134684

PROPOSAL: Planning application to construct two storey side extension including single storey porch enclosure at front

LOCATION: 30 Heapham Road Gainsborough Lincolnshire DN21 1SW

WARD: Gainsborough East

WARD MEMBER(S): Cllr D Bond, Cllr R Oaks, Cllr M Devine

APPLICANT NAME: Mrs Alison Aisthorpe

TARGET DECISION DATE: 07/09/2016

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant Conditional Planning Permission.

This item is presented to Planning Committee as the applicant is an employee of West Lindsey District Council

Description:

The site comprises a semi-detached dwelling on a corner plot within the settlement boundary of Gainsborough. The dwelling is part of a row of similar age and style semi-detached properties on this part of Heapham Road. The dwelling is set back from the highway with a small front garden and a driveway leading to a garage on the west elevation of the property. Being a corner plot the garden then wraps around the property and there is also a small private rear garden. The property is screened by a hedge fronting Heapham Road. There is a small break in the hedge before a much larger hedge begins giving very good screening to the western boundary. There is a close boarded fence to the rear of the property between the host site and No.1 Dorton Avenue and a large hedge on the eastern boundary between the host property and No.32 Heapham Road.

It is proposed to erect a two storey side extension to the west elevation of the property (4.5m in width x 7.9m in length) to the same ridge height as the existing property but set back 0.5m from the front of the property. It is also proposed to build a single storey porch enclosure to the front of the house (2.4m maximum width x 7.9m in length) and 1.2 m to the side to tie in with the proposed 2 storey extension. The front enclosure is proposed to have a pitched roof to tie it into the existing property and the proposed two storey side extension. It is proposed to demolish the existing front canopy and single storey side garage/utility building (both of which are asphalted flat roofed structures). The garage building measures 3m in width and 7.1m in length.

*All measurements are approximations.

Relevant history:

133958 – Pre-application advice given 15/02/2016 for the same proposal.

Representations:	
Chairman/Ward member(s):	No representations received to date.
Town Council:	No representations received to date.
Local residents:	No representations received to date.
IDOX:	Checked 05/08/2016

Relevant Planning Policies:	
National guidance	National Planning Policy Framework (2012) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance
Local Guidance	West Lindsey Local Plan First Review (2006) Saved Policies
	STRAT 1 Development requiring Planning Permission http://www2.west-lindsey.gov.uk/localplan/written/cpt3a.htm#strat1
	RES 11 Extensions to Dwellings Located within Settlements http://www2.west-lindsey.gov.uk/localplan/written/cpt6.htm#res11

POLICY RES 11 – Extensions to dwellings located within settlements	
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?	
Yes. The proposed two-storey extension is one metre less in width than the existing property and will be indented 0.5m from the front (north) elevation of the property. It will replace the existing front canopy and single storey side garage/utility building (both of which are asphalted flat roofed structures). The roof of the extension will be the same height as the ridge of the existing roof. It is considered that this is appropriate as it could look odd in terms of design if the ridge height of the proposed two storey extension were lowered. The single storey front enclosure is proposed to have a pitched roof which will tie it into the existing dwelling and proposed two storey side extension, it will also have the benefit of breaking up the massing of the two storey side extension. Materials will match the existing property.	
iii. Does the proposal adversely affect the amenity of the residents of neighbouring properties by virtue of over-dominance or appearance?	
No. The rear (south) elevation of the proposed two storey extension could have given most rise for concerns in regards to residential amenity but the proposed openings (ground floor window and two small obscure glazed first floor windows) will overlook the rear garden of the host property and the side (north) elevation of No.1 Dorton Avenue. The ground floor openings in the northern elevation of this neighbouring property are obscured by a wooden close boarded fence and there are two small first floor windows in this elevation	
iv. Does the proposal prejudice the retention of any significant trees or other important features?	
No.	
v. Does the proposal enable adequate off-street parking space to remain for at least one	

vehicle to park?
Yes.
vi. Does the proposal enable an adequate amount of private garden space to remain?
Yes.
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.

Other considerations:
None.

Conclusion and reasons for decision:
The decision has been considered against policies STRAT 1: Development Requiring Planning Permission and RES 11: Extensions to Dwellings Located within Settlements of the adopted West Lindsey Local Plan First Review 2006 in the first instance and guidance contained within the National Planning Policy Framework (2012) and National Planning Policy Guidance (2014). In light of this assessment it is considered that the proposal is in keeping with the style, character and appearance of the existing property and will not have a negative impact on the living conditions of neighbouring occupiers or the streetscene.

Recommendation: Grant Permission 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:

None.

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 drawings: Block Plan received 13/07/2016 and EGM 20051909/128/2 dated February 2016. 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.

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 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.

Reason for Approval:

The decision has been considered against policies STRAT 1: Development Requiring Planning Permission and RES 11: Extensions to Dwellings Located within Settlements of the adopted West Lindsey Local Plan First Review 2006 in the first instance and guidance contained within the National Planning Policy Framework (2012) and National Planning Policy Guidance. In light of this assessment it is considered that the proposal is in keeping with the style, character and appearance of the existing property and will not have a negative impact on the living conditions of neighbouring occupiers or the streetscene.