

Officer's Report

Planning Application No: 140540

PROPOSAL: Planning application for the removal of existing garage and erection of two storey side extension.

LOCATION: 21 High Street Scotter Gainsborough DN21 3TN

WARD: Scotter and Blyton

WARD MEMBER(S): Cllr Mrs L Rollings, Cllr L Clews, Cllr Mrs M Snee

APPLICANT NAME: Mrs M Thompson

TARGET DECISION DATE: 25/03/2020

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Vicky Maplethorpe

RECOMMENDED DECISION: Grant permission

Description:

The application site comprises a semi-detached house located within Scotter. The site is surrounded by other residential dwellings.

The application seeks permission to erect a two storey extension to the side of the dwelling.

The application is presented to committee as the applicant is an employee of the Council.

Relevant history:

None

Representations:

Chairman/Ward member(s):	None received
Parish/Town Council/Meeting:	None received
Local residents:	None received
LCC Highways/Lead Local Flood Authority:	Interim response: 'The applicant is proposing to remove their garage which provides off street parking, please can the applicant demonstrate on their site plan the recommended off street parking for a three bedroom property of 2 spaces a standard space is 2.4mx5m.'
Archaeology:	No objections
IDOX:	Checked 11/3/20

Relevant Planning Policies:

National guidance	National Planning Policy Framework https://www.gov.uk/guidance/national-planning-policy-framework National Planning Practice Guidance https://www.gov.uk/government/collections/planning-practice-
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	guidance
Local Guidance	<p>Central Lincolnshire Local Plan (2012 -2036):</p> <p>LP1: A Presumption in Favour of Sustainable Development LP17: Landscape, Townscape and Views LP26: Design and Amenity</p> <p>https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/</p>
Neighbourhood Plan:	<p>Scotter Neighbourhood Plan was formally adopted by West Lindsey District Council at a Full Council Committee meeting on the 22 January 2018. Relevant policies:</p> <p>D5: Design of new development</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/all-neighbourhood-plans-in-west-lindsey/scotter-neighbourhood-plan-made/</p>

POLICY LP26 – Design and Amenity	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	Yes. The extension is stepped back from the principal elevation and sits below the existing ridge height making it subordinate to the existing dwelling. The extension reflects the design of the existing dwelling.
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	Yes. The extension is to be built in materials and style that is in keeping with the area.
Does the proposal harm any important local views into, out of or through the site?	No the proposal does not harm any important views in this general housing area.
Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?	Yes. The proposed materials are to match the existing dwelling.
Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?	No. Due to the location and positioning of windows there will be no direct overlooking of neighbouring properties and due to the size, scale and location of the extension it will not result in material overshadowing or over dominance.
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. A large rear garden will remain.
Does the proposal enable an adequate level of off street parking to remain?	The Highways Officer has stated that the applicant is proposing to remove their garage which provides off street parking and requests that they demonstrate the recommended off street parking for a three bedroom property of 2 spaces can be achieved. An amended plan has been submitted which shows that the site can accommodate 2 car parking

spaces.

Conclusion and reasons for decision:

The proposal has been assessed against Central Lincolnshire Local Plan Policies LP1, LP17 and LP26 and policy D5 of Scotter Neighbourhood Plan as well as all other material considerations, including guidance within the National Planning Policy Framework. As a result of the assessment it is considered that the proposed garage is acceptable in design and amenity terms and highways safety.

Recommended conditions:

Conditions which apply or require matters to be agreed before the development 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 drawings 215-100 01, 215-200 01 and 215-002 02 dated Oct 19. The works shall be carried out in accordance with the details shown on the approved plan 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 local policies LP1, LP17 and 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.

Prepared by: VJM

Date: 13/3/2020

V.M

Signed:



Authorising Officer:

Date 13th March 2020

Decision Level (tick as appropriate)					
Delegated	<input type="checkbox"/>	Delegated via Members	<input type="checkbox"/>	Committee	<input type="checkbox"/>