

# Officer's Report

## Planning Application No: 142050

**PROPOSAL:** Planning application to remove existing single storey garage and replace with two storey side extension.

**LOCATION:** 81 Sunningdale Way Gainsborough Lincolnshire DN21 1FZ  
**WARD:** Gainsborough North  
**WARD MEMBER(S):** Cllr M D Boles, Cllr Mr J Snee and Cllr Mr K R Panter  
**APPLICANT NAME:** Mr D Salmon

**TARGET DECISION DATE:** 19/01/2021  
**DEVELOPMENT TYPE:** Householder Development  
**CASE OFFICER:** Danielle Peck

**RECOMMENDED DECISION:** Grant permission with conditions

### Description:

**The application is referred to the planning committee as the applicant is related to a family member of an officer of the Council.**

The application site comprises of a two storey detached dwelling located within Gainsborough. There is a driveway and single storey attached garage to the north of the dwelling. The site is adjoined by residential properties on all sides with the highway to the west.

The application seeks permission to erect a two storey side extension which will include the removal of an existing single storey garage.

### Relevant history:

**125564-** Request for confirmation of compliance with condition 6 of planning permission 124354 granted 8 September 2009. Condition discharged 24/03/10.

**124354-** Planning application to erect 109 dwellings and associated infrastructure (amendment of previous designs). Granted 08/09/09.

**M06/P/0174-** Reserved Matters Planning Application to amend approved layout, minor reconfiguration of housing areas, substitution house types and provision of two additional dwellings (Re-submission of M05/P/0512). Granted 18/04/06.

**M05/P/1321-** Reserved Matters Planning Application to amend the alignment of an approved means of access and landscaping to conform with the requirements of 278 works (Granted Outline Planning Permission, application number M03/P/0200).

Granted 24/01/06.

**M05/P/0512-** Reserved Matters Planning Application for residential development of 257 dwellings and associated works (Granted Outline Planning Permission, application number M03/P/0200) Granted 28/07/05.

**M03/P/0200-** Residential Development (Local Plan Site G1) Granted 29/12/03).

### 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. |

| <b>Relevant Planning Policies:</b> |   |
|------------------------------------|---|
| National guidance                  | National Planning Policy Framework<br>National Planning Practice Guidance<br>National Design Guide 2019   |
| Local Guidance                     | Central Lincolnshire Local Plan ( 2012 -2036):<br><a href="https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/">https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/</a><br><br>LP1: A Presumption in Favour of Sustainable Development<br>LP17: Landscape, Townscape and Views<br>LP26: Design and Amenity<br><br><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>   |
| Neighbourhood Plan:                | <a href="https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhoodplanning/all-neighbourhood-plans-in-west-lindsey/gainsborough-townneighbourhood-plan/">https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhoodplanning/all-neighbourhood-plans-in-west-lindsey/gainsborough-townneighbourhood-plan/</a><br><br>The Gainsborough Neighbourhood Plan is currently at examination stage which is being undertaken by an independent examiner. The examiner will consider all representations received from consultation on the final plan submitted and they will scrutinise the plan against relevant legislation. When completed, the examiner will produce an examination report that may propose modifications to the Plan. The examiner will also recommend whether they feel the Plan should proceed to a public referendum. Relevant policies of the draft neighbourhood plan:<br><br>NPP5 Protecting the Landscape Character<br>NPP 6 Ensuring High Quality Design |

| <b>POLICY LP26 – Design and Amenity</b>   |  |
|---|--|
| Is the proposal well designed in relation to its siting, height, scale, massing and form? |  |
|   | Yes. The extension is two storey in scale and is located to the side of the dwelling. The proposed ridge and eaves height is stepped down from the existing and is |

also stepped in from the principal elevation, the extension will therefore appear as a subordinate feature in relation to the host dwelling.

Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?

Yes.

Does the proposal harm any important local views into, out of or through the site?

No. There are no important views noted.

Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?

Yes.

Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?

No.

The extension is located within close proximity to the neighbouring property to the north (79 Sunningdale Way), there are no proposed windows in the side elevation of the extension. There is a new window at first floor height in the rear (east) elevation of the extension, this would result in some additional overlooking into the neighbouring gardens, however this is not considered to be at an unacceptable level above what already occurs on site.

The extension will slightly protrude from the existing rear elevation. Some overshadowing may occur on the rear amenity space of the neighbours at no. 79 as a result of the extension during the afternoon hours, however this is not considered to be at an unacceptable level which would warrant a refusal of the application on these grounds.

The proposal is considered to accord to policy LP26 of the Central Lincolnshire Local Plan.

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.

**Conclusion and reasons for decision:**

The decision has been considered against policy 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 Policy Framework, National Planning Practice Guidance and the National Design Guide. 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. As such subject to the recommended conditions the proposal is considered acceptable and recommended for approval.

**It is recommended that the application be delegated back to Officers, to determine the application in accordance with the given resolution, following the expiry of the publicity period (13<sup>th</sup> January 2021). Should any new material considerations arise within the intervening period, then the application may be referred back to the Committee for further consideration.**

**RECOMMENDATION: Grant permission with 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: A-061 rev P2 and A-100 rev P1 both received 24<sup>th</sup> November 2020. 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 Policies 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.