

Officer's Report

Planning Application No: 142872

PROPOSAL: Planning application for front porch and single storey side and rear extensions.

LOCATION: Cliff View Church Lane Aisthorpe Lincoln LN1 2SG

WARD: Scampton

WARD MEMBER(S): Cllr R Patterson

APPLICANT NAME: Mr Adam Evans

TARGET DECISION DATE: 18/06/2021 (extension of time agreed)

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Mike Halsall

RECOMMENDED DECISION: Grant permission subject to conditions.

Description:

The application is presented to the planning committee as the applicant is related to a member of staff within the council with direct links to the Development Management Team.

The application site is a detached bungalow which is set back from the highway and is located within the settlement of Aisthorpe. The dwelling has a large front garden and driveway to the south and large side garden to the east. The application site's western, northern and eastern boundaries are 1m high timber fencing whilst the southern boundary is currently left largely open, looking onto the highway (Church Lane). The application site's neighbouring land uses to the west, south and east are residential dwellings, whilst an open field lies to the north. A Public Right of Way (Aist/39/1) is located approximately 31m to the southwest of the application site. The bungalow has been extended to the side under planning permission ref. 136886.

The application seeks permission for a front porch and side and rear extensions. The application is part retrospective as the side and rear extensions have already been erected. The proposed porch would be 2.7m wide, would project 1.5m to the front of the existing dwelling and would have a dual pitched roof of approximately 2.3m to eaves and 3.5m to ridge. The new side extension projects 2.8m to the side of the dwelling and is 2.4m in height with a flat roof. The rear extension has replaced a previous flat roofed rear extension and stretches across 9m of the existing rear elevation of the dwelling and has a mono-pitched roof which joins with the eaves of the existing dwelling, rising to 3.4m as it projects away from the dwelling.

In terms of externally facing materials, the previously approved side extension is rendered white whereas the original dwelling remains in brick. The proposed plans identify that the original dwelling and proposed new porch and rear extension will be rendered white and the windows upgraded to match the approved extension. The newly constructed side extension is of a dark timber cladding.

Relevant history:	
136886 - Planning application for single storey side extension, including removal of single storey sun room and chimney, associated boundary treatments and external window alterations – approved December 2017	

Representations:	
Chairman/Ward member(s):	No representations received to date.
Aisthorpe Parish Council:	Responded to state they have no comments to make in relation to this application.
Local residents:	<p>No.1 Chalet House, Church Lane, Aisthorpe – object to the proposal on the following grounds (summarised):</p> <ul style="list-style-type: none"> • The application is part retrospective • Ugly appearance of the rear extension • Height of the rear extension • Blocking of views • Not in keeping with the village • Don't like the externally facing materials • Flooding • Parking / highway safety / traffic <p>With regards to the application being part retrospective, as the side extension and rear extension have already been erected, Section 73A of the Town and Country Planning Act 1990 allows for such applications. This should have no bearing on the outcome of the planning application.</p>
LCC Highways:	Have responded with no objection to the proposed development.
Archaeology:	No representations received to date.
IDOX:	Checked 08/06/2021

Relevant Planning Policies:	
National guidance	<p>National Planning Policy Framework https://www.gov.uk/government/publications/national-planningpolicy-framework--2</p> <p>National Planning Practice Guidance https://www.gov.uk/government/collections/planning-practice-guidance</p>
Local Guidance	<p><u>Central Lincolnshire Local Plan (2012 -2036):</u> LP1: A Presumption in Favour of Sustainable Development LP13: Accessibility and Transport LP17: Landscape, Townscape and Views LP26: Design and Amenity https://www.n-kesteven.gov.uk/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:	None.
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Main Issues

- Design
- Residential Amenity
- Other Considerations

Design

Policy LP17 of the Central Lincolnshire Local Plan (CLLP) seeks to protect and enhance the intrinsic value of our landscape and townscape. Policy LP26 of the CLLP seeks to ensure development respects the existing topography, landscape character and identity, and relates well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths. The National Planning Policy Framework (NPPF) in Chapter 12. Achieving Well-designed Places states that the “*creation of high quality buildings and places is fundamental to what the planning and development process should achieve*”. Paragraph 127 goes on to state that planning decisions should ensure that developments are visually attractive as a result of good architecture.

The existing dwelling consists of a bungalow which has previously been extended to the side under planning permission ref. 136886. The proposed additional side, rear and front extensions represent modest extensions to the existing bungalow. The current appearance of the bungalow is somewhat disjointed with three contrasting external wall finishes of; brick (original dwelling); white render (previously approved side extension); and dark wooden cladding (new side extension). However, the submitted drawings identify that the original dwelling and the proposed front and rear extensions will all be rendered white to match the previously approved side extension. This will improve the appearance of the bungalow and the proposed new wooden clad side extension will then add an element of interest to break-up the mass of the otherwise all white frontage. Dark stained vertical board cladding is a traditional construction material that can be seen elsewhere across Lincolnshire and so is considered a suitable material for the side extension.

Church Lane is characterised by a mixture of bungalows and two storey dwellings, all of which are set back from the highway, including Cliff View. Due to this mixture of housing types and their positioning, it is considered that the extended property will not appear as an unusual or dominating feature in the street scene.

Whilst the rear extension takes up a large proportion of the rear garden, the property also benefits from large front and side gardens and so a suitable level of outdoor amenity space remains.

Whilst the roof of the rear extension is somewhat unconventional in form and the extension can be seen from the Public Right of Way to the rear of the dwelling, it is not a prominent feature in the street scene and is not considered to be of such a design that would justify the refusal of the planning application.

It is considered therefore that the proposal is acceptable in terms of siting, height, scale, massing and form and complies with policies LP17 and LP26 of the CLLP with regards to design.

Residential Amenity

Local Plan Policy LP26 states that planning permission will be granted for new development provided the proposal will not adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance.

Given the orientation of the site and positioning of the proposed extensions the only potential residential amenity impacts are in relation to the bungalow to the west, no.2 Chalet House. No.2 has a garage to its side elevation that faces the proposed side extension and no windows are proposed to the side elevation of either the proposed side or rear extension that face No.2. All of the proposed extensions are single storey. As such, there would be no unacceptable impacts upon the residential amenity of No.2 Chalet House and it is noted that they have not responded to the consultation on the planning application.

The occupier of no.1 Chalet House, further to the west, which adjoins no.2, have raised objection to the proposal as identified above and the majority of their concerns are addressed elsewhere in this report. With regards to loss of view, given the scale and orientation of the extension in proximity to no.1 Chalet House, it is not considered there would be any such impact. That said, the loss of a particular view is not a material planning consideration in any case.

Other considerations

Parking / highways safety

The proposal would not reduce the level of off-street parking provision and is considered acceptable in this regard. Lincolnshire County Council have responded as the Highways Authority to state they have no objection to the proposal. The proposal is therefore considered acceptable in terms of parking provision and highway safety.

Impact on Public Right of Way

A Public Right of Way (Aist/39/1) is located approximately 31m to the southwest of the application site. Due to this separation distance and the nature of the proposal, it is considered there will be no harmful impact to the PRow. Both the Ramblers Association and the Public Rights of Way team at Lincolnshire County Council have been consulted on the application and have not objected to the proposal.

Flood risk

The application site is not located within an area identified as being at risk of surface water or fluvial flooding. Given the location and scale of the proposal it is not considered that flood risk is a material consideration in the determination of this planning application.

Conclusion and reasons for decision:

The decision has been considered against the policies LP13: Accessibility and Transport, 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 and the National Planning Practice Guidance.

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. The proposal will not result in an adverse impact on the Public right of Way and would not unduly impact the living conditions of the residents of neighbouring properties. The proposal is therefore acceptable.

RECOMMENDATION: Grant permission subject to conditions.

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

None

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:

1. 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:

Site Location ref. CF36 Rev 1
Proposed Site Plan ref. CF37 Rev 1
Proposed Model CF35 Rev 2
Floor Plans ref. CF35 Rev 2

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 policy LP17 and LP26 of the Central Lincolnshire Local Plan.

2. The materials used in the development shall match those stated on approved drawing ref. CF35 Rev 2.

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.