

Officer's Report

Planning Application No: 144395

PROPOSAL: Planning application for extensions and alterations to existing dwelling

LOCATION: Barnaby 18 Rasen Road Tealby Market Rasen LN8 3XL

WARD: Market Rasen

WARD MEMBER(S): Cllr S Bunney, Cllr J McNeill, Cllr Mrs C E J McCartney

APPLICANT NAME: Mr and Mrs Bond

TARGET DECISION DATE: 05/04/2022 (Extension until 27th May 2022)

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Holly Horton

RECOMMENDED DECISION: Grant permission, subject to conditions

Description:

The planning committee, at its meeting on 25th May 2022 resolved to defer this planning application for a site visit. The committee site visit took place on 13th June 2022 at 6.30pm.

This application has been referred to the planning committee following third party representations from Cllr S Bunney, Cllr J McNeill, the Parish Council, and members of the public, who all object to the proposed development.

The application site is located in the village of Tealby, on the north western side of Rasen Road. The site consists of a detached dormer bungalow with a large two-storey flat roof extension to the rear. It has a private garden to the rear, detached garage and off-road parking provision to the side, and a small garden area to the front. Other residential properties adjoin the site to the north east and south west, with the open countryside to the north and north west, and the highway located to the south east. The dwelling is set back from the highway by approximately 7.5 metres and the site is also on a hill which slopes down in a south westerly direction.

The dwelling is within an Area of Outstanding Natural Beauty and lies just outside of the Tealby Conservation Area which is approximately 20 metres to the east of the application site's easternmost boundary. The boundary of the Conservation Area can also be found approximately 60 metres to the south of the application site's southernmost boundary.

The proposals have been amended following submission, and relate to drawings received on 6th April 2022.

The application seeks permission to erect a two-storey side extension with single storey side extension adjoined, single storey rear extension with roof terrace, and raise the ridge height of the existing dwelling. The existing garage would be removed. The ridge height of the dwelling would increase by approximately 1.3 metres to take the height of the house to approximately 7.9 metres. The two-storey extension would extend from the north east

elevation by approximately 5.3 metres and would have a length of approximately 10.9 metres. It would have a height to the eaves at the front of approximately 4.2 metres and at the rear of approximately 5.3 metres, and a height to the ridge of approximately 7.8 metres. The single storey utility extension would extend from the north east elevation of the proposed two-storey extension and would have dimensions of approximately 2.5 metres by 7.5 metres, with a height to the eaves and ridge of approximately 2.3 and 3.7 metres respectively. The single storey rear extension would extend from the rear of the dwelling by approximately 4.3 metres and would span the entire length of the house, and would have a height of approximately 3.2 metres. The roof terrace would be on top of the single storey rear element and would have two wooden privacy screens – at either end at a height of approximately 1.8 metres.

Town and Country Planning (Environmental Impact Assessment) Regulations 2017:

The development is within a ‘sensitive area’ as defined in Regulation 2(1) of the Regulations (the Lincolnshire Wolds Area of Outstanding Natural Beauty) and has therefore been assessed in the context of Schedule 2 of the Regulations. After taking account of the criteria in Schedule 3 it has been concluded that the development is not likely to have significant effects on the environment by virtue of its nature, size or location. Therefore, the development is not ‘EIA development’.

Relevant history:

W108/548/76 – Extension to dwelling – Unconditional consent (1976)
 CR/150/62 – Erect a double garage to replace existing single garage – U (1963)

Representations:

Chairman/Ward member(s):	<p>19/04/2022 – Cllr Stephen Bunney – Objects to the proposal as summarised below:</p> <ul style="list-style-type: none"> • Having considered the amendments, my views on the application haven’t changed from comments made on March 16th 2022. <p>24/03/2022 – Cllr John McNeill – Objects to the proposal as summarised below:</p> <ul style="list-style-type: none"> • Policy LP17 of the CLLP applies. The design and size of the proposed development will have a significantly negative impact on the immediate area, including a substantial effect on the views of Tealby village and the surrounding areas. • The proposal significantly increases the size of the property and would be imposing on the built landscape of the area, and would be out of character with Tealby village. • The development will impinge on the neighbouring properties including overlooking and loss of light. • Development is contrary to Policy LP26 of the CLLP. <p>16/03/2022 – Cllr Stephen Bunney – Objects to the proposal as summarised below:</p> <ul style="list-style-type: none"> • The proposed extension substantially increases the size of the property and will become an immense/imposing
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	<p>property which will be out of character for the area.</p> <ul style="list-style-type: none"> • Will impinge on the neighbours including overlooking their property and effecting their source of natural light. • The development does not meet Policy LP26 of the CLLP. • The size/design of the development will have a negative impact on the immediate area and also affect the views/vistas of the wider village and surrounding areas. Therefore, is contrary to Policy LP17 of the CLLP.
Tealby Parish Council:	<p>20/04/2022: Object to the proposal as summarised below:</p> <ul style="list-style-type: none"> • The proposal is too large for the plot, overdevelopment and disproportionate to the existing structure on site. • Given the size of the development, inadequate driveway/parking is left for the property. • Considerable loss of light to the neighbouring property. • Loss of privacy to neighbouring property. • The views of the AONB, the vista between Rasen Road and Castle farm/Viking Way will be blocked by the overdevelopment of the property.
Local residents:	<p>Hillcrest, 16 Rasen Road Hazel Mount, 20 Rasen Road 17 Rasen Road Jesmond Cottage, 14 Rasen Road 22 Rasen Road 12 Rasen Road Tudor Cottage, 23 Rasen Road White Cottage, 6 Rasen Road Holtwood Cottage, Bayons Park The Grange, Sandy Lane 3a Kingsway 7 Beck Hill</p> <p>Crowswood, Hall Drive, Walesby</p> <p>Object and raise the following concerns to the development (summarised):</p> <p>Amended Plans (comments from the original plans still stand):</p> <ul style="list-style-type: none"> • Direct overlooking due to separating distance between extension and No.16. • Shadow survey has no credibility and is limited to a snap shot of 4 times within a 24-hour period, and does not demonstrate detrimental effect of the proposed extension on loss of light. • 45-degree rule should apply • Increase in ridge height is misleading and would have further negative impacts. • Enormous roof terrace would create noise pollution and invade the privacy of the gardens of neighbouring

properties.

- Loss of views of Castle Farm from the road.
- No obscure glass panel on the side of the proposed terrace would prevent privacy being lost to the neighbouring dwellings. It has increased in size and therefore means more people can congregate.
- Concerns around the house being used as a holiday home with 6 proposed bathrooms and issues surrounding noise and nuisance associated with that.

Original (superseded) plans:

- Loss of light and overshadowing
- Significant uplift in developed footprint of the site.
- Unbalanced double storey extension that extends very close to the boundary with No.16 Rasen Road.
- Outlook from No.16 will be permanently changed which will be totally dominant and destroy existing views.
- New windows and large roof terrace would lead to direct overlooking and a clear loss of privacy to neighbouring properties – impacting the enjoyment of the properties and their garden areas.
- No.18 Rasen Road is in an elevated position in relation to No.20 therefore overlooking would be increased due to the gradient of the land.
- Design is totally out of character as most properties in the area are in the centre of the plots, not right up to the boundary line as is proposed here.
- Contrary to LP26 of the CLLP.
- Overly dominant, imposing and excessive development that would negatively impact the street scene. Could set a precedent for future development in the vicinity, eventually leading to a decline in the beauty of the village and the AONB.
- The dwelling has already previously been extended.
- Loss of sense of space and loss of privacy.
- Loss of sunlight into garden of No.16 in winter months
- Loss of light into lounge area of dwelling throughout the year.
- Impact on air to the surrounding properties.
- Adverse noise and vibration
- Adverse impact upon air quality from odour, fumes, smoke dust and other sources.
- The extension will affect the views and compromise the setting of the local buildings due to the views over the Wolds, the Viking Way and Castle Farm being seriously affected by this development.
- Contrary to the Lincolnshire Wolds Management Plan (2018-2023).

	<ul style="list-style-type: none"> • Development would place greater pressure on the existing drainage infrastructure and there's no indication as to how surface water will be managed to ensure there would be no detrimental impact. • Contrary to Policy LP25 of the CLLP as no heritage statement has been submitted to assess impact on the Tealby Conservation Area. • Property is destined to be a holiday rental – a large number of adults would lead to an increase in noise levels, ruining the peace and tranquillity of the village. • Insufficient parking provision for the size of the dwelling. • A similar balcony was removed from the application at 17 Rasen Road previously due to concerns raised by WLDC. • No attempt to mitigate the risk of overlooking from the roof terrace. • Approving this application makes it much more likely that the 'proposed future garage' would be allowed. • Impact of noise/light from the proposal when walking along the Viking Way. • The house could be turned in to a HMO in the future. • Contrary to the NPPF.
LCC Highways/Lead Local Flood Authority:	<p>20/04/2022 – No further comments. 22/02/2022 – LCC Highways does not wish to restrict the grant of permission.</p> <p>Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.</p>
Archaeology:	No representations received to date.
Conservation Officer:	<p>13/04/2022 – No objections:</p> <ul style="list-style-type: none"> • Having considered the amended plans and the evidence provided within the Heritage Statement, I am not of the opinion that the proposal would cause harm to how the Tealby Conservation Area or any other heritage assets are experienced. <p>16/03/2022 – Further information required:</p> <ul style="list-style-type: none"> • The boundary of the Tealby conservation area lies just over 20m to the east of 18 Rasen Road's boundary (one dwelling in between). The boundary of the conservation area can also be found approximately 60m to the south of the dwelling's boundary (with Rasen Road and a dwelling in between). Tealby conservation area is a designated heritage asset. • In this case, I would suggest the applicant provides a Heritage Statement that outlines how they have

	considered the conservation area in preparing their proposals, and how the proposals would avoid harm to its significance.
Environmental Protection:	12/04/2022 – No additional comments. 18/03/2022 – Request the following conditions: <ul style="list-style-type: none"> Hours of construction work: Construction works shall only be carried out between the hours of 8 am and 6pm on Mondays to Fridays; and at no time on Saturdays, Sundays and Bank Holidays unless specifically agreed in writing by the Local Planning Authority beforehand. REASON: To protect the amenity of the occupants of nearby dwellings in accordance with West Lindsey Local Plan First Review Policy STRAT1. Radon: The site is in an area which has elevated radon levels. Please can a radon informative be added to this application.
Tree Officer:	Has no concerns that the development will harm the retention of the trees that lie to the north west of the proposed extensions/alterations.
Lincolnshire Wolds AONB Officer:	No representations received to date.
Public Protection:	No representations received to date.
IDOX:	Checked on 05/05/2022

Relevant Planning Policies:	
National guidance	<p>National Planning Policy Framework National Planning Practice Guidance National Design Guide National Model Design Code</p> <p>https://www.gov.uk/government/publications/national-planning-policy-framework--2 https://www.gov.uk/government/collections/planning-practice-guidance https://www.gov.uk/government/publications/national-design-guide https://www.gov.uk/government/publications/national-model-design-code</p> <p><u>Statutory Duty</u> Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 https://www.legislation.gov.uk/ukpga/1990/9/section/72</p> <p>General Duty regards Area of Outstanding Natural Beauty Section 85 of the Countryside and Rights of Way Act 2000</p> <p>Lincolnshire Wolds Area of Outstanding Management Plan 2018-2023</p>

	https://www.lincswolds.org.uk/our-work/management-plan
Local Guidance	<p>Central Lincolnshire Local Plan (2012 -2036):</p> <p>LP1: A Presumption in Favour of Sustainable Development LP17: Landscape, Townscape and Views LP25: The Historic Environment LP26: Design and Amenity</p> <p>With consideration to paragraph 219 of the National Planning Policy Framework (July 2021) the above policies are consistent with the NPPF (July 2021).</p> <p>Full weight is being given to these policies in the determination of the application.</p> <p>https://www.west-lindsey.gov.uk/my-services/planning-and-building/planning-policy/central-lincolnshire-local-plan/</p>
Neighbourhood Plan:	Parish not currently preparing a plan
Draft Central Lincolnshire Local Plan:	<p>In line with paragraph 48 of the NPPF, weight may now be given to any relevant policies in the emerging plan according to the criteria set out below:</p> <p>(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”</p> <p>Review of the Central Lincolnshire Local Plan commenced in 2019. The 1st Consultation Draft (Reg18) of the Local Plan was published in June 2021, and was subject to public consultation. Following a review of the public response, the Proposed Submission (Reg19) draft of the Local Plan has been published (16th March) - and this is now subject to a further round of public consultation (expiring 9th May 2022).</p> <p>The Draft Plan may be a material consideration, where its policies are relevant. Applying paragraph 48 of the NPPF (above), the decision maker may give some weight to the Reg19 Plan (as the 2nd draft) where its policies are relevant, but this is still limited whilst consultation is taking place and the extent to which there may still be unresolved objections is currently unknown.</p> <p>https://central-</p>

Local Plan Policies LP26: Design and Amenity, LP17: Landscape, Townscape and Views and LP25: The Historic Environment

Is the proposal well designed in relation to its siting, height, scale, massing and form?

Whilst it is noted that objections have been raised on these grounds, it is considered that the proposed development, following revisions, would be appropriate and in accordance with the development plan (particularly policies LP17 and LP26) in this regard. See below for further analysis.

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

Concerns have been raised by two Ward members, Tealby Parish Council, neighbouring dwellings and local residents in regards to the development being overly excessive and out of character with the surrounding area.

The dwellings in the surrounding area forming Rasen Road are mixed in size and design including single storey, one and a half storey and two storey dwellings. The dwellings are all set back from the highway within their plots. The character of the area is therefore considered to be mixed with no established vernacular or clear conformity other than all being detached dwellings and set back into their plots. The development is also within the Lincolnshire Wolds AONB.

Whilst it is acknowledged that the proposed extensions would result in a significant increase from that of the existing built mass when perceived from the highway, which would consequently significantly increase the presence of the dwelling, it is a spacious plot and it is considered that there is ample space within the site to accommodate larger scale extensions. The raising of the roof height by approximately 1.3 metres would further increase the presence of the dwelling however it is considered that this would be acceptable in relating to the existing dwelling and its architectural frontage, and would respect the street scene context in which it would be viewed. It would not be out of scale with surrounding properties. The introduction of the gable roof design at the rear of the dwelling is considered to improve the appearance of the dwelling when viewed from the Viking Way and the wider AONB as it would replace the existing large expanse of flat roofing which is viewed prominently when walking along the Viking Way, and would therefore better reflect and respect the character of the area. It is considered that the proposals are of a size and scale that are noted to be in-keeping with the host property and would be proportionate to the size of the plot/garden area.

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

No. The views towards Castle Farm from Rasen Road are not considered to be adversely affected by the proposed development as there would still be views to the south west of the site.

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

Yes. The materials for the two-storey side extension would be reclaimed brickwork from the original house and new bricks to match the original as close as possible, with roofing to match the existing. At the front and side, the windows would be white uPVC which would match the existing, and grey uPVC at the rear. The single storey rear and side extension would be off-white render. Whilst it is noted that off-white render would differ to the existing red-brick, only the front elevation of the utility would be visible within the street scene and is therefore considered to not have an unacceptable harmful impact on

the street scene or character of the area. In addition, the rendered rear extension would be visible from the Viking Way and the wider AONB however the dwelling at No.22 Rasen Road is fully rendered and many of the outbuildings at No.20 Rasen Road are also rendered in an off-white colour therefore it is considered that the rendering of the single storey extension would not have an unacceptable impact on the character of the area and would therefore be acceptable.

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

Concerns have been raised by two Ward members, Tealby Parish Council, neighbouring dwellings and local residents in regards to overlooking, over shadowing, loss of light and over dominance.

Overlooking

Currently, the first-floor windows at the rear of the property overlook the non-immediate rear area of the neighbouring gardens (No.16 and No.20), and is similar in nature to the overlooking experienced by most properties in this area with a first-floor element. Whilst overlooking would be increased with the additional window at first floor level at the rear, it is considered that this would not have a further unacceptable harmful impact on neighbouring properties, due to the existing views that are experienced from the first-floor windows of the existing dwelling. The windows at first floor level on the south western elevation would remain the same. The windows at first floor level on the existing north eastern elevation serve two bedrooms and an en-suite and the proposed two-storey side extension would have one window that would serve an en-suite bathroom. This would be required to be obscurely glazed to protect the privacy of the occupants of the neighbouring property to the north east, therefore a condition would be attached in regards to this. The insertion of roof lights on the front roof scape and on the front elevation of the side extension, due to their siting, would not be expected to cause any overlooking that would be deemed unacceptably harmful due to the separating distancing between neighbouring properties. The windows at ground floor level are not considered to give rise to any unacceptable impacts in regards to overlooking due to their size, scale and siting in relation to neighbouring properties.

In regards to overlooking from the proposed roof terrace, 1.8 metre high privacy screens - constructed from either oak or red cedar wooden slats – would be situated at both the north eastern and south western sides of the roof terrace, and as such, it is considered that the immediate garden areas of both neighbouring properties (No.16 and No.20) would remain private. Therefore overall, the proposals are considered to be acceptable in this regard.

Over dominance

The proposed extensions and alterations would result in the presence of the dwelling being more visually prominent to the occupiers of the dwellings located to the north east and south west of the site (No.16 & No.20 Rasen Road). It is considered that this presence would not be expected to be unacceptably harmful to the living conditions of the occupiers of No.16, due to the separating distance of approximately 7.0 metres between the north easternmost elevation of the proposed the two-storey extension and the south westernmost side elevation of No.16. There would be a separating distance of approximately 5.4 metres between the north easternmost elevation of the single storey

extension and the south westernmost side elevation of No.16. The distance between the south westernmost elevation of the host dwelling and No.20 would remain the same with the increased ridge height and single storey rear extension/roof terrace being more visible. It is therefore considered that whilst the proposed extensions would increase the presence of No.18 when viewed from No.16 and No.20, they would not have an unacceptable over bearing impact on the dwellings.

Loss of light/ overshadowing

Following concerns over the potential loss of light and overshadowing of neighbours, the applicant was requested to provide a sun and shadow study. The agent has confirmed that the software used to produce the sun and shadow study is industry standard software. In regards to loss of light and overshadowing, the proposed extensions would be set to the west of the neighbouring dwelling (No.16). It should also be noted that the site lies on a hill and therefore is situated on land lower than the neighbouring dwelling to the north east.

The Local Planning Authority are required to assess the impact over and above the impact of the existing house and whether the proposed extensions and alterations would cause such a significant issue with loss of light and overshadowing that it would significantly harm the amenities of the neighbouring property. In this case, only one neighbour would be affected (No.16), they are set to east of the host dwelling and are also situated on land higher than the application site. The rear of No.16 is north west facing and therefore does not benefit from any direct sunlight due to the positioning of the house and the light that enters these rooms is already secondary light and not sunlight. There are three south west facing windows on the side elevation of No.16, one is obscurely glazed and serves an un-habitable room, and the other two serve the 'lounge area'. It should also be noted that a large bay window with patio doors also serves the lounge along the north west elevation.

A sun and shadow study has been supplied within the application to show a visualisation of the proposed shadowing effect that the proposed extensions/alterations would cause on No.16. The light assessment shows the anticipated shadowing effects from four equidistant timeframes across a 12-month period including 21st March, 21st June, 21st September, 21st December. The assessment concludes the following:

21st December and 21st June: The proposed extensions and alterations would have no impact over and above the overshadowing that already arises from the existing dwelling.

21st March and 21st September: It is considered that whilst the proposed extensions would reduce light, it would not be for sustained periods of time, the only issue arrives during the late afternoon where there is already an issue from the existing house.

Therefore, the impact of the extensions and alterations over and above the existing dwelling is considered to not be significantly harmful to the living conditions of the neighbouring dwelling (No.16).

To conclude, whilst the report appreciates that the proposal would cause overshadowing during the late afternoon period of the late autumn and early winter months only, this would not be a significantly unacceptable impact over and above the shadowing caused

by the existing house. As such, it is considered that the proposal would not cause significant sustained overshadowing impacts throughout the year that would significantly impact the living conditions of the occupiers of No.16. Therefore, this would not warrant a refusal of the application.

The objections in relation to the '45-degree rule' have been noted however from the assessment I have made, it is considered that the existing dwelling at No.16 would not be unacceptably overshadowed or experience unacceptable levels of loss of light by the proposed extensions/alterations. The '45-degree rule' arising from the Building Research Establishment is used as a rule of thumb to determine whether or not more detailed daylight and sunlight calculations are required. However, it is not set out within national planning policy or guidance, and is not a policy of the development plan, against which decisions must be made. In this instance – the applicant has provided more detailed shadowing assessments that have been taken into consideration.

Therefore, it can be concluded that the proposals overall would not have a significant detrimental impact upon the living conditions of the occupiers of the neighbouring properties and are therefore considered acceptable.

Does the proposal adversely impact any existing natural or historic features?

No. The Conservation Officer has been consulted and has commented that having considered the amended plans and the evidence provided within the Heritage Statement, they are not of the opinion that the proposal would cause harm to how the Tealby Conservation Area or any other heritage assets are experienced. It is therefore considered that the proposals are acceptable in this regard and would preserve the setting of the Tealby Conservation Area.

The Tree Officer has been consulted and has commented that they have no concerns that the development would harm the retention of the trees that lie to the north west of the proposed extensions/alterations. The proposal is therefore considered to be acceptable in this regard.

The Authority is placed under a general duty (s85 of the Countryside and Rights of Way Act 2000) that *“In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.”*

It is considered that the proposed development would not be harmful to, and would otherwise conserve the purpose of the AONB.

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?

Concerns have been raised by the Parish Council, neighbouring properties and local residents in regards to parking provision.

There appears to be enough parking for a 6 bedroom dwelling. In addition, the Local Highways Authority have been consulted and have not objected to the proposal or its impact on off street parking.

Other matters
The development would benefit from householder permitted development rights. In view of the extensions and alterations proposed, it is recommended that a condition is applied to remove permitted development rights in order to ensure the residential amenity of the neighbouring dwellings and character of the area is protected.
Response to Environmental Protection comments:
It is considered that it is not reasonable or necessary to restrict working hours/hours of construction at this site. They would be for a limited period and additional restrictions could prolong the duration of works. A radon informative would be added to the decision notice as requested by Environmental Protection.
Response to neighbour comments:
<ul style="list-style-type: none"> • Every application is assessed on its own merits therefore any previous and future application will have been/will be assessed as such. • The proposed development would be an extension to an existing dwelling that is positively drained. Given the nature of the proposed extension, it is considered that any impact on surface water would be limited, and the request for a surface water drainage scheme would be unnecessary. The dwelling is also not in an area at risk from flooding or in an area at risk from surface water flooding, therefore the proposal is considered to be acceptable in this regard.

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, LP25 The Historic Environment and LP26: Design and Amenity of the Central Lincolnshire Local Plan in the first instance as well as the General Duty regarding Area of Outstanding Natural Beauty - Section 85 of the Countryside and Rights of Way Act 2000 and the Lincolnshire Wolds Area of Outstanding Management Plan 2018-2023. Guidance contained in the National Planning Policy Framework, National Planning Practice Guidance, National Design Guide, National Model Design Code and the Central Lincolnshire Local Plan 2021 Consultation Draft has also been taken into consideration. In light of this assessment it is considered that subject to the recommended conditions, the proposal is acceptable and will preserve the character and appearance of the Area of Outstanding Natural Beauty. It will not harm the character and appearance of the street scene or the dwelling or have an unacceptable impact on the living conditions of the residents of neighbouring properties.

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.

Recommended 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: 1788B / 21 / 24d dated 29th March 2022, 1788B / 21 / 22c dated 29th March 2022 and 1788B / 21 / 23c dated 29th March 2022. 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.

3. The development must be completed in strict accordance with the external materials listed on the application form and on drawing 1788B / 21 / 24d dated 29th March 2022.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework, Policy LP26 of the Central Lincolnshire Local Plan, and Policy D1 of the Neighbourhood Plan.

4. Prior to first occupation of the approved development, the north east facing window on the first floor of the two-storey extension shall be glazed in obscure glass and thereafter retained in perpetuity.

Reason: To safeguard the residential amenities of nearby residential properties and avoid overlooking in accordance with Policy LP26 of the Central Lincolnshire Local Plan.

5. Prior to first occupation of the approved development, the privacy screens at either end of the roof terrace shall be installed and thereafter retained in perpetuity.

Reason: To safeguard the residential amenities of nearby residential properties and avoid overlooking in accordance with 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:

6. Notwithstanding the provisions of Class A, B and E of Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order), following the commencement of the development hereby permitted, there shall be no further alterations, additions or enlargement to the dwelling and its roof, or additional buildings within its curtilage, unless planning permission has first been granted by the local planning authority.

Reason: To safeguard the residential amenity of adjoining dwellings and to safeguard the character and appearance of the building and its surroundings and in accordance with the National Planning Policy Framework and Policy LP17 and LP26 of the Central Lincolnshire Local Plan.

Notes to the Applicant

There is potential for raised levels of radon in this area. Suitable measures ought to be taken during construction to mitigate any impact upon subsequent inhabitants.