



## Officer's Report

### Planning Application No: 136188

**PROPOSAL:** Planning application to erect ground floor extension to the rear of the dwelling.

**LOCATION:** 1 Ulster Road Gainsborough Lincolnshire DN21 2QY

**WARD:** Gainsborough North

**WARD MEMBER(S):** Cllr Mrs S Bibb, Cllr G F Bardsley & Cllr M D Boles

**APPLICANT NAME:** Mr and Mrs Phillip Burrows

**TARGET DECISION DATE:** 30/06/2017

**DEVELOPMENT TYPE:** Householder Development

**CASE OFFICER:** Richard Green

**RECOMMENDED DECISION:** Grant with conditions attached.

#### Description:

The application site comprises a semi-detached house within the built foot print of Gainsborough. The dwelling is set back from the highway with a short driveway leading to a detached single garage to the side (south) of the property. There is a small front garden and a fairly large rear garden. Ulster Road in this location is characterised by similar style semi-detached and detached dwellings. This is also the case with the northern side of Connaught Road to the south.

The planning application seeks permission to erect a single storey rear and side extension. The existing garage will be kept, but this proposal will replace an existing single storey (rear) lean-to structure that is currently attached to the west elevation of the property.

This application is a re-submission of application 133450 and is for a smaller extension than the one proposed under this previous application (which proposed a rear extension and a full length side extension which would have replaced the existing garage with an integral garage provided as part of the proposal). It is presented to the planning committee because the applicant is an employee of West Lindsey District Council in a team which liaises with development management officers.

#### Relevant history:

133450 - Planning application to erect single storey rear and side extension granted 19/11/2015.

#### Representations:

Chairman/Ward member(s):	No representations received to date.
Town Council:	No representations received to date.
Local residents:	<u>3 Ulster Road, Gainsborough:</u> Happy to support this proposal.
LCC Highways and	Having given due regard to the appropriate local and national

Lead Local Flood Authority:	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.
Archaeology:	No objections or comments to make regarding this proposal.
IDOX:	Checked 05/06/2017.

<b>Relevant Planning Policies:</b>	
National guidance	National Planning Policy Framework (2012):  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf</a>  National Planning Practice Guidance: <a href="http://planningguidance.planningportal.gov.uk/blog/guidance">http://planningguidance.planningportal.gov.uk/blog/guidance</a>
Local Guidance	Central Lincolnshire Local Plan ( 2012 -2036):  LP1: A Presumption in Favour of Sustainable Development LP17: Landscape, Townscape and Views LP26: Design and Amenity  <a href="https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/">https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/</a>
Neighbourhood Plan:	n/a

<b>POLICY LP26 – Design and Amenity</b>	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	
Yes. The proposed single storey rear and side extension would be built with materials to match the host dwelling and surrounding properties. It is considered subordinate to the existing property.	
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	
Yes. The proposed single storey rear and side extension would be built with materials to match the host dwelling and surrounding properties. It is considered subordinate to the existing property and would not detract from the character of the area with built or natural.	
Does the proposal harm any important local views into, out of or through the site?	
No.	
Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?	
Materials will match the host dwelling and surrounding properties.	
Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?	
No. The proposed side and rear extension would be single storey and would not appear over dominant.	
A window and a roof light is proposed in the southern elevation of the extension which would cause no amenity concerns with the neighbouring properties (No.16 & No.18 Connaught Road) owing to boundary treatments and the fact that the above properties	

have long rear gardens that adjoin the boundary with 1 Ulster Road. Similarly, the single storey nature of the proposal would ensure that the scale would not be detrimental to these neighbours. There are no amenity concerns with this elevation.

A set of French Doors and a window is proposed in the rear (west) elevation of the property which will look out over the rear garden of the host property, beyond which lies another long rear garden belonging to a neighbouring property. Similarly, the single storey nature of the proposal would ensure that the scale would not be detrimental to these neighbours. There are no amenity concerns with this elevation.

There are no proposed openings in the northern elevation of the rear extension, just a rooflight window which would not affect the amenity of the neighbouring property.

The impact the extension would have on light and sunlight levels at the adjoining dwelling to the north (3 Ulster Road) would be limited by a 3.2m gap between the proposed extension and the boundary to that property, which incidentally is formed of a 1.8m timber fence. There are no amenity concerns with this elevation.

**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?

The front garden will not be affected and only a small amount of the private rear garden will be lost to this proposal.

Does the proposal enable an adequate level of off street parking to remain?

The proposal does not affect the current parking provision provided at the property (including off street parking on the driveway and detached single garage).

Reason for a committee determination

This application is to be determined at committee as one of the applicant's works for West Lindsey District Council in a position which has close links to the planning department. For probity the application is therefore brought to the Planning Committee for determination.

**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 2012 and 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, nor the living conditions of neighbouring occupiers.

**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: 16122016 Rev B dated 02/05/2017. 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 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.

**Reason for Approval:**

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 2012 and 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, nor the living conditions of neighbouring occupiers.