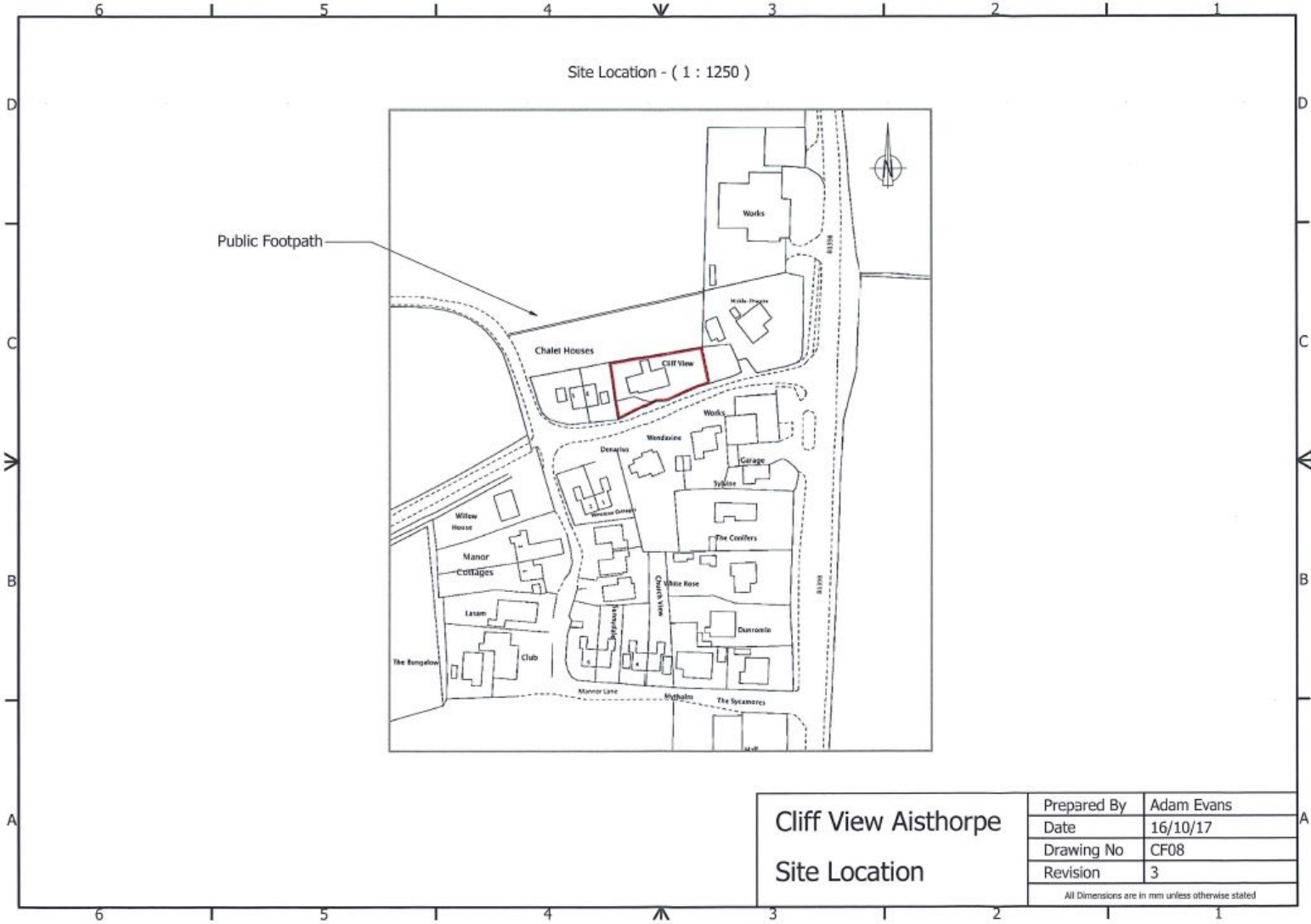


Planning Application No: 136886

LOCATION: Cliff View Church Lane Aisthorpe Lincoln LN1 2SG



Officer's Report

Planning Application No: 136886

PROPOSAL: Planning application for single storey side extension, including removal of single storey sun room and chimney, associated boundary treatments and external window alterations.

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: 11/12/2017

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Charles Winnett

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 a similar sized rear garden to the north. The application sites western, northern and eastern boundaries are 1m high timber fencing whilst the southern boundary is currently left open, looking onto the highway (Church Lane). The application sites 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 application seeks permission for a single storey side extension, including removal of single storey sun room and chimney, associated boundary treatments and external window alterations.

Relevant history:

None.

Representations:

Chairman/Ward member(s):	No representations received to date
Parish/Town Council/Meeting:	No representations received to date
Local residents:	No representations received to date
LCC Highways:	No objections
Archaeology:	No objections

The Ramblers Association:	No representations received to date
LCC Rights of Way Team:	No representations received to date
IDOX:	Checked on 21/11/2017

Relevant Planning Policies:	
National guidance	National Planning Policy Framework https://www.gov.uk/government/publications/national-planning-policy-framework--2 National Planning Practice Guidance https://www.gov.uk/government/collections/planning-practice-guidance
Local Guidance	Central Lincolnshire Local Plan (2012 -2036): https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/ LP1: A Presumption in Favour of Sustainable Development LP17: Landscape, Townscape and Views LP26: Design and Amenity
Neighbourhood Plan:	None.

POLICY LP26 – Design and Amenity	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	
<p>The proposal will result in a modest extension to the existing bungalow, which will follow the existing dwellings current ridge height. An existing attached garage would be removed and built over as part of the proposal, however the dwelling will still have access to a large driveway. The extension would be 5.7m in length and would be seen as a natural extension of the property which would not appear unusual or dominating given the surrounding housing types. A small existing rear extension would also be removed as part of the proposal which will help to limit the sites built footprint. In conclusion the proposal is considered to be acceptable in terms of siting, height, scale, massing and form.</p>	
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	
<p>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's considered that the extended property will not appear as an unusual or dominating feature in the street scene.</p> <p>It should also be noted that the wooden fencing which runs along the sites boundaries which will help to soften the limited visual impact of the proposal.</p>	
Does the proposal harm any important local views into, out of or through the site?	
No important local views are affected by the proposal.	
Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?	
The applicant as confirmed in writing that the extension and the bungalow will be rendered, which given the local design vernacular is considered appropriate.	
Does the proposal adversely affect the residential amenity of neighbouring properties by	

virtue of overlooking, overshadowing, loss of light or over dominance?

The nearest property to the proposed extension would be no.2 Chalet House, which would be approximately 10m away. Due to this separation distance and the fact that the extension will be single storey in height only, it's considered that the proposal will not harmfully impact the residential amenity of neighbouring dwellings by virtue of over-dominance, nor will it result in the loss of sunlight to surrounding properties or their garden areas.

There are no proposed windows on the western side elevation which would overlook the neighbouring property, and there have been no objections to the proposal from local residents.

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

There are no natural or historic features that the proposal will affect.

Other considerations:

Does the proposal enable an adequate amount of private garden space to remain?

A suitable amount of garden space will still remain on the application site.

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

The Parking arrangements will not be altered.

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's considered that 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.

Conclusion and reasons for decision:

The decision has been considered against the policies 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 the National Planning Practice Guidance 2014. 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. The proposal will not harm the nearby Public Right of Way.

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.

RECCOMENDATION: Grant permission subject to 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: CF06 Revision 3 dated 16/10/2017 and drawings CF03 Revision 8, CF09 Revision 3, CF10 Revision 3, CF11 Revision 2 dated 11/11/2017. 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.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None.