

Officer's Report

Planning Application No: 137263

PROPOSAL: Planning application for proposed first floor extension, erect porch and 1.4m wall to front.

LOCATION: 10 Heynings Close, Knaith Park, Gainsborough, DN21 5FB

WARD: Lea

WARD COUNCILLORS: Councillor J Milne

APPLICANT NAME: Mr Dean Leek

TARGET DECISION DATE: 22/03/2018

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Abbie Marwood

RECOMMENDED DECISION: Grant subject to Conditions

Description:

The site is currently a single storey detached bungalow with low fence to the front boundary. There is a driveway leading to garage at the rear of the property. There is a single storey bungalow to the west and taller dormer bungalow to the east. The street is characterised by a mix of bungalows and two-storey dwellings with various styles and designs, including gable ends, render and brickwork.

The proposal is for a substantial first floor extension (including roof lift, extension and front gable), porch and front wall.

The proposal is brought to Planning Committee as the applicant is related to an officer of the Council.

Relevant history:

M00/P/0959 – Planning application to erect 12 houses and 5 bungalows: granted.

126654 – Planning application to erect single storey rear extension: granted.

126938 – Non-Material Amendment to planning application 126654: granted.

Representations:

Chairman/Ward member(s):	No representations received
Parish/Town Council/Meeting:	No representations received
LCC Highways & Lead Local Flood Authority:	No objections
Archaeology:	No objections
Local residents:	11 Heynings Close: support - I think the plans look fantastic and will fit in well with the surrounding properties.

	17 Heynings Close: General comment – it would be good if the height of the wall at the front of the property is of similar height and style as that of the other properties on Heynings Close. The developer, presumably with planning consent, adopted a consistent style for property boundary walls and fences and it would be a shame for this consistency to be lost.
IDOX:	16 March 2018

Relevant Planning Policies:	
National guidance	National Planning Policy Framework National Planning Practice Guidance
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
Neighbourhood Plan:	No draft or made plan at present

POLICY LP26 – Design and Amenity	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	
<p>The proposal is for a second storey extension to the existing bungalow, including altering the front elevation from a pitched roof to a gable end. The current height to ridge is approx. 5.5m and height to the chimneys is 6.5m. The proposed gable end would have a height of approx. 7m to the ridge. It would comprise a large extension that would have an effect on the setting of the street, however, it has been designed to include features such as window details in keeping with the character of the area.</p> <p>There would be an increase in the eaves height by approx. 0.5m and increase in the ridge height, which would be viewed in the street scene. The neighbouring dwelling to the east has a ridge height of approx. 7m and beyond this the dwellings become two-storey. To the west the adjoining bungalow has an eaves height of approximately 3m and ridge height of approx. 6m?. On balance it is considered that the proposal would be acceptable in relation to height, scale and mass.</p>	
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	
<p>The property currently has a pitched roof to the front elevation and the proposal is to convert this to a gable end fronting the street. There are other examples of both bungalows and two-storey dwellings in the street that have gable ends fronting the road and although a substantial change to the property it is considered that this would not be uncharacteristic in this location.</p> <p>The proposal has been amended to include details in keeping with the character of the area, such as window details and brickwork detailing. The wall to the front has been reduced to be in keeping with the height of the surrounding properties and is now 1.1m in height with buttresses and materials to match existing walls in the street-scene.</p>	

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?

Yes. The development proposes bricks and materials to match the existing property and includes design details in keeping with the local character.

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

No. The proposal would consist of a pitched roof which slopes away from neighbouring dwellings. The property is set approx. 6m away from the east boundary and approx. 4m from the neighbouring property on the west. The neighbour to the west has an existing pitched roof garage set back close to the boundary served by a driveway to the side of the property. Similarly the existing garage to the property would help to mitigate the scale of the development to the property to the east. It is therefore considered that the proposal would not adversely affect the amenities of neighbouring properties.

The proposal includes roof lights to serve the new floor space to be created at first floor. To the east side these serve a bathroom and en-suite and can be conditioned to remain obscure glazed reducing any potential for overlooking. To the west these serve two bedrooms and a stairwell. The height of the roof lights is to be confirmed by the applicant, however these can be conditioned to be at least 1.7m above ground level in the interests of neighbouring amenity.

The proposed balcony to the rear is partially covered by the overhanging roof and includes opaque screens to the side to reduce any overlooking of neighbouring properties. This can be conditioned as part of any grant of planning permission to ensure neighbours are not adversely affected by overlooking.

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 Recommendation:

The decision has been considered against Policy LP1: Presumption in Favour of Sustainable Development and Policy LP26: Design and Amenity of the adopted Central Lincolnshire Local Plan, and guidance contained within the National Planning Policy Framework.

It is considered that on balance the proposal, although a large extension that would change the appearance of the dwelling, would not harm the character and appearance of the street-scene and would not have a significant impact on the living conditions of neighbouring occupiers. The extension would not have a detrimental impact on highway safety.

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.

Recommendation: 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: DAL-HC-002 Rev 1 Proposed Floor Plans and Elevations, DAL-HC-003 Proposed Front Elevation and Block Plan received 11 March 2018. 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 LP26 of the Central Lincolnshire Local Plan.

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 Policy LP26 of the Central Lincolnshire Local Plan.

4. Notwithstanding the details shown on the submitted plans, prior to first occupation of the extension the roof lights in the east elevation of the development hereby permitted shall be obscure glazed and fixed and shall be retained thereafter in perpetuity.

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

5. Notwithstanding the details shown on the submitted plans, the roof lights in the west elevation of the development hereby permitted shall installed and retained at no less than 1.7m above floor level of the first floor rooms and landing.

Reason: To safeguard the residential amenities of nearby residential properties and avoid and to accord with the National Planning Policy Framework and Central Lincolnshire Local Plan Policy LP26.

6. Prior to the use of the balcony, the obscure glazed screens shall be installed to the balcony as shown on Proposed Floor Plan and Elevation DAL-HC-002 R1 received 11 March 2018 and retained thereafter.

Reason: To safeguard the residential amenities of nearby residential properties and avoid and to accord with the National Planning Policy Framework and Central Lincolnshire Local Plan Policy LP26.

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

None.

Reasons for Approval

The decision has been considered against Policy LP1: Presumption in Favour of Sustainable Development and Policy LP26: Design and Amenity of the adopted Central Lincolnshire Local Plan, and guidance contained within the National Planning Policy Framework.

It is considered that on balance the proposal, although a large extension that would change the appearance of the dwelling, would not harm the character and appearance of the street-scene and would not have a significant impact on the living conditions of neighbouring occupiers. The extension would not have a detrimental impact on highway safety.

Prepared by : Abbie Marwood

Date: 16 March 2018

Decision Level (tick as appropriate)					
Delegated		Delegated via Members		Committee	x