

Officer's Report

Planning Application No: 137810

PROPOSAL: Planning application for first floor extension over existing double garage

LOCATION: 4 Churchill Way Lea Gainsborough DN21 5HT

WARD: Lea

WARD MEMBER(S): Cllr Mrs J Milne

APPLICANT NAME: Mr Trevor Young

TARGET DECISION DATE: 13/07/2018 [Extension of time agreed until 26th July 2018]

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Danielle Peck

RECOMMENDED DECISION: Grant permission with conditions

Description:

This application has been referred to the Committee as the applicant is an elected Councillor, for Gainsborough South-West Ward.

The application site is occupied by a detached 'dormer' type dwelling which is set back from the highway, located within the settlement of Lea. The dwelling has modest size gardens to the front and rear. Churchill Way is made up of large detached properties all of a similar style. Neighbouring land uses are residential on all sides.

The application seeks permission to erect a first floor extension which will infill a space above the existing double garage. The extension will add a new bedroom and an en-suite to the application dwelling, there will also be a new dormer window to the front and a roof light to the rear. There will be a small window in the side elevation.

The site lies within an Area of Great Landscape Value.

Relevant history:

W57/607/81-Extension to dwelling-Granted 30 July 1981

Representations:

Lea Parish Council: No comments to make.

Local residents:
5 Churchill Way-
02.06.2018: Although we were not aware of this proposed development and have no objections in principle, we do have the following observations to make:-
1) The proposed new window overlooks our drive and front access, we require an assurance that this will be in obscured glass.
2) We are surprised to note in Q7 on the application form that no

	<p>neighbouring trees will be affected. We are not sure this is the case and feel a discussion will need to take place around the Scots Pine in our garden close to the boundary fence. All of our trees are looked after by a Qualified Tree Surgeon and we are not prepared to allow Branches to be taken off by non-qualified personnel.</p> <p>3) We also need to be reassured that any foundation works that are necessary will not affect the roots or wellbeing of our trees and hedges.</p> <p>21.06.18: Further to our previous comments, we are pleased to report that a discussion has taken place with our neighbours and all our concerns have been addressed to our mutual satisfaction. On this basis we are therefore happy to confirm our support for this application.</p>
LCC Highways/Local Lead Flood Authority:	Does not wish to restrict the grant of permission.

Relevant Planning Policies:	
National guidance	National Planning Policy Framework National Planning Practice Guidance
Local Plan	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:	Lea Neighbourhood Development Plan 2017 Policy 4 Design and Character

POLICY LP26 – Design and Amenity	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	Yes. The first floor extension will infill a space above the double garage.
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	Yes. The street accommodates a variety of differing house types and scales. The property, if extended as proposed, would not result in a development that would be out of keeping. Examples of similar extensions were evident. The site is within an Area of Great Landscape Value. However, this is an established residential environment, and the proposed extension would maintain that character.
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. All materials will match the existing dwelling.
Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?	No. There is a window on the proposed north elevation that will look directly onto 5 Churchill Way's driveway, however the window serves an en-suite bathroom and it has

now been confirmed by email from the agent that this will be obscurely glazed. This would not be expected to result in any harm to the residential amenity of 5 Churchill Way.
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. The garden area remains unchanged.
Does the proposal enable an adequate level of off street parking to remain?
Yes.
Comments from 5 Churchill Way
Initially issues were raised regarding the overhanging of trees onto the application site, this would be a civil matter to be agreed privately between the two parties. However additional comments have now been submitted by 5 Churchill Way after talking with the applicants and they now support the application.

Conclusion and reasons for decision:
The decision has been considered against the policies LP1 A presumption in favour of Sustainable Development, LP17 Landscape, Townscape and Views and LP26 Design and Amenity of the Central Lincolnshire Local Plan and Policy 4: Design and Character of the Lea Neighbourhood Development Plan in the first instance and guidance contained within the National Planning Practice Guidance 2014. In light of this assessment it is considered that the proposal would not harm the character and appearance of the street scene or the area of great landscape value and would not have a significant harmful impact on the living conditions of neighbouring occupiers.

Recommendation

It is recommended that planning permission is granted, 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 drawing: TY/18/02 First Floor Extension Dated May 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 local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

3. The materials shall match the existing building in colour and appearance.

Reason: In the interests of the character and appearance of this Area of Great Landscape Value. In accordance with policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

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

None.

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.