

Planning Committee Dated: 3rd November 2021

Summary List of Detailed Plans and Applications

Recommendation: Approved with Conditions	
Item:	1
Application No:	DM/0863/21/REM
Application Type:	Reserved Matters
Application Site:	Land North Of Main Road (Plot 8 - Kings Chase) Barnoldby Le Beck
Proposal:	Variation of condition 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM to amend house type and garage of plot 8
Applicant:	Mr And Mrs Cox
Case Officer:	Bethany Loring

Recommendation: Approved with Conditions	
Item:	2
Application No:	DM/0878/21/REM
Application Type:	Reserved Matters
Application Site:	Land North Of Main Road (Plot 5) Barnoldby Le Beck North East Lincolnshire
Proposal:	Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend the design of Plot 5
Applicant:	Mr S Charlton
Case Officer:	Richard Limmer

Recommendation: Approved with Conditions

Item: 3

Application No: DM/0895/21/FUL

Application Type: Full Application

Application Site: 5 Sonja Crest Immingham North East Lincolnshire DN40 2EG

Proposal: Raise roof height and install side dormer to create additional accommodation at first floor with various internal and external alterations including roof lights

Applicant: Mr And Mrs Woadden

Case Officer: Owen Toop

PLANNING COMMITTEE - 3rd November 2021

ITEM: 1 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0863/21/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land North Of, Main Road, (Plot 8 - Kings Chase), Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Variation of condition 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM to amend house type and garage of plot 8

APPLICANT:

Mr And Mrs Cox
C/O Agent
Unit 2 Cleethorpes Business Centre
Jackson Place, Wilton Road
Humberston
Grimsby
North East Lincolnshire
DN36 4AS

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 2, Cleethorpes Business Centre
Jackson Place, Wilton Road
Humberston
Grimsby
North East Lincolnshire
DN36 4AS

DEPOSITED: 21st August 2021

ACCEPTED: 31st August 2021

TARGET DATE: 26th October 2021

PUBLICITY EXPIRY: 3rd October 2021

AGREED EXTENSION OF TIME DATE: 5th November 2021

CONSULTATION EXPIRY: 30th September 2021

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks to vary condition 1 (approved plans) and 2 (materials) pursuant to DM/1039/18/REM, which was for the erection of two detached dwellings and detached double garages with access, appearance, landscaping, layout and scale. The amendment relates to changes to the house type and garage of Plot 8, Kings Chase, Barnoldby Le Beck.

The application is brought to Planning Committee following an objection from Barnoldby Le Beck Parish Council.

SITE

The site lies on the northern side of Barnoldby le Beck with Beck Farm Mews to the east. To the south of the site two previous planning permissions have granted permission for 6 dwellings all accessed off the same road as this site. To the west is open countryside where the land has been split off into horse paddocks. To the north of the site is a woodland plantation. An old barn is currently located centrally on the site but would be removed to make way for the proposed development.

The site itself is currently accessed from a track which also forms a public footpath running from Barnoldby le Beck to Laceby. However, the proposed development would see a new access road constructed to serve the site from the south between Hillcrest House and Bramble Lea, this access road also serves 6 previously approved dwellings some have begun construction.

RELEVANT PLANNING HISTORY

On this site:

DM/0398/15/OUT - outline application with access, layout, scale, landscaping considered for the erection of two dwellings - refused - allowed at appeal.

DM/1039/18/REM - Reserved Matters application for the erection of two detached dwellings and detached double garages with access, appearance, landscaping, layout and scale to be considered and Details in Discharge of Conditions 4 (Archaeology), 5 (Construction Management Plan), 6 (Surface Water Drainage), 7 (Ecology), 8 (Knotweed), 9 (Bin Store) and 10 (Access) pursuant to DM/0398/15/OUT - Approved

DM/0294/20/CND - Details in discharge of condition 3 (Surface Water Drainage), 6 (Foundation Details), 8 (Water Reuse) and 9 (Remediation) pursuant to DM/1039/18/REM - Conditions Complied With

DM/0353/21/FUL - Variation of Conditions 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM for amended layout/design of dwelling and garage (Amended Plans received 24th May 2021) - Approved with Conditions

DM/0971/21/REM - Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend internal layout and include single storey rear extension to plot 6 - Currently Pending

Site to the south

DM/0951/14/OUT - Outline for the erection of 3 dwellings - Approved

DM/1103/17/REM - Reserved matters application for 3 dwellings following outline

approval under DM/0951/14/OUT - approved

DM/0279/14/OUT - Outline for the erection of 3 dwellings - Approved

DM/0203/17/REM - Reserved matters application for 3 dwellings further to DM/0279/14/OUT - Approved

DM/0311/20/FUL - Erect three dwellings with garages to include new access, parking and landscaping - approved

DM/1020/20/FUL - Variation of Condition 2 (Approved Plans) as granted on application DM/0311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates - Plot 3 - Approved with Conditions

DM/0431/21/FUL - Variation of Condition 2 (Plans) as granted on DM/0311/20/FUL to amend layout and design - Approved with Conditions

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Rights of Way - Variation does not affect the public rights of way network. Suggests access is taken from access road and not public right of way.

Barnoldby Le Beck Parish Council - Opposes application on the grounds of significant changes to the plans and detrimental impact to neighbouring properties.

Drainage Team - Any increase to the impermeable area must be accommodated for in the approved surface water drainage design.

Heritage Officer - No heritage input required.

Highways Team - No issues with amendment. CTMP to be carried forward.

Environment Team - No comment.

Safer Communities - No comment.

Linesearch - Assets identified and servers consulted.

Neighbour Representations

Plot 7, Kings Chase - Supports application.

APPRAISAL

Principle of Development

The application seeks vary condition 1 (approved plans) and 2 (materials) of the earlier approval to allow for amendments to the layout and design of Plot 8, Kings Chase, Barnoldby Le Beck.

The principle of the development has already been established under the original permission and the considerations of this application are merely those relating to the impacts arising from the proposed amendments.

Revisions

The amendments to Plot 8 will include raising the ridge height to allow for second floor accommodation, installation of one dormer to the rear, additional floor space by increasing length, width and house type shape with minor internal and external alterations. These include an internal reconfiguration to suit the applicant's needs and minor external alterations including to window and door openings. The detached garage will be altered also to include an additional floor, by raising the ridge height, to provide a gym. The overall footprint will also be increased.

The main roof will be raised from 9.2 metres to 9.7 metres. This will allow for a second floor to be installed which will provide a bedroom, en-suite, landing and cinema room. This will also include one rear dormer which will project 1.6 metres from the rear roof slope, covering a width of 1.3 metres. The dormer will utilise a barrel roof with an eaves

height of 8.1 metres and a maximum height of 8.3 metres. The plot will adopt an 'L' shaped footprint covering a maximum width of 14 metres and a maximum length of 16 metres with the furthest protrusion to the rear.

Minor alterations are proposed externally, mostly to window and door openings including the installation of additional openings following the increase in footprint. A larger covered porch will be installed centrally to the front which will be open to the sides and supported by posts.

The approved detached garage will be altered also to include an additional floor, by raising the ridge height, to provide a gym. The overall footprint will also be increased. This will see the ridge raised from 4.8 metres to 6.8 metres. This will allow for a first-floor element to the garage to provide a gym. The maximum width will be 7 metres with a maximum length of 8.2 metres. This will include a garage door to the front and a single access door to the side.

The materials are proposed to be changed from what was previously approved. These were approved as Terca Kenilworth Antique bricks and Sandtoft TLE slate. These will remain as brick and tiles however the finish and colour will be altered specifically to the roof which will change from grey to a brown finish in clay. The windows will remain as white uPVC and the door will be constructed of timber.

Visually, the proposal would substantially alter the design concept; given the scale of the changes. However, as the dwelling is set to the rear of the site and on a larger plot, it is not considered to be overbearing. The main component of the amendments is the increase in footprint and ridge height. Although the design will be changed significantly, the alterations are not considered to present an issue in relation to the principle of the original approval. It is considered that the plot can accommodate for works of this scale. The works are not unusual to a residential development. The majority of the approved details will remain on the whole.

Impact to Neighbours

Although the changes are significant, it is not considered that these will present a significant impact to neighbours given the presence of significant landscaping features along the boundaries. The neighbouring dwelling is situated some distance away from the plot and is partially screened by the boundary treatments and neighbouring plot.

The main impact of the amendment will be to Plot 7, Kings Chase and the most significant alteration is the raising of the roof and the increase in footprint. Barnoldby Le Beck Parish Council have objected to the application on the grounds that they feel these changes significantly change the approved design to the detriment of the neighbouring properties.

The property will sit 3.3 metres to the boundary, at the closest point, and around 6.9 metres from the property itself following the works. This neighbour sits to the northeast of

the plot. It is important to note that this plot has recently undergone an amendment of a similar nature and that this neighbour has provided a comment of support for the application.

Given the orientation, screening and similar design of the neighbour, the amended design is not considered to present additional impact in relation to residential amenity of this neighbour. The scheme was originally approved and deemed acceptable. The amendment is considered to be typical of a residential development. The overall works are not considered to present any additional impact to the area or neighbours.

Having regard to the above, the amendment is acceptable under policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

CONCLUSION

This application seeks to modify an earlier approval, which sought to two detached dwellings and detached double garages with access, appearance, landscaping, layout and scale to be considered. The modifications proposed in this application are considered to be of an acceptable scale and nature and do not fundamentally alter the original design concept or create any significant additional impacts to the character of the area or to neighbours.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development shall be carried out in accordance with the following plans:

Site Location Plan - 1351/0001

Existing and Proposed Block Plans - 1351/0002

Proposed Site Plan - 1351/0003

Proposed Plans and Elevations of House (Plot 8) - 1351/0004

Proposed Plans and Elevations of Garage (Plot 8) - 1351/0005

Construction Details - 1115-1107-CIV-30-A

Drainage Layout - 1115-1107-CIV-10-C

Drainage Layout - 1115-1107-CIV-11-C

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(2) Condition

The development shall be built out in accordance with the materials detailed in the email received from Dieter Nelson on 5th October 2021 and 13th October unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the appearance of the area in accordance with Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(3) Condition

The development shall be built out in accordance with the surface water drainage plans ref: 1115-1107-CIV-10-C and 1115-1107-CIV-11-C (approved under DM/0294/20/CND) and implemented prior to occupation of any dwelling unless otherwise agreed in writing with the Local Planning Authority.

Reason

In the interests of flood risk and sustainable drainage in accordance with Policy 33 and 34 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

Within 12 months of the development first being occupied the Bio-diversity Enhancement Plan by Scarborough Nixon Associates dated October 2018 (approved under DM/1039/18/REM) shall be carried out in full and managed thereafter in accordance with the management details within the Plan.

Reason

To enhance the bio-diversity of the site in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

The Tree Protection Plan detailed in the Tree Report by Engie Arboricultural Consultancy 29th January 2019 (approved under DM/1039/18/REM) shall be fully implemented throughout the construction of the hereby approved dwellings.

Reason

To protect the adjacent trees in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

The development shall be built out in accordance with the foundation details plan ref: RD4223-16 (approved under DM/0294/20/CND) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To protect the health of the adjacent trees in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Condition

The development shall be built out in accordance with the Construction Method Statement by Ross Davy Associates submitted 29th November 2018 (approved under DM/1039/18/REM).

Reason

To protect the neighbouring properties amenities in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(8) Condition

The development shall be in accordance with the Conditions Statement specifically relating to how water will be reused and recycled on site (approved under DM/0294/20/CND) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the efficient use of water and to accord with Policy 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(9) Condition

The development shall be in accordance with the Asbestos Report (approved under DM/0294/20/CND) unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure that the site is not contaminated in the interests of the future occupiers of the site to accord to Policy 5 of the North East Lincolnshire Local Plan 2018.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 34, 41 and 42.

2 Informative

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

The requirements of Condition 4 of the outline planning permission (ref DM/0398/15/OUT) relating to the final publishing of the Archaeological Report will still need to be adhered to.

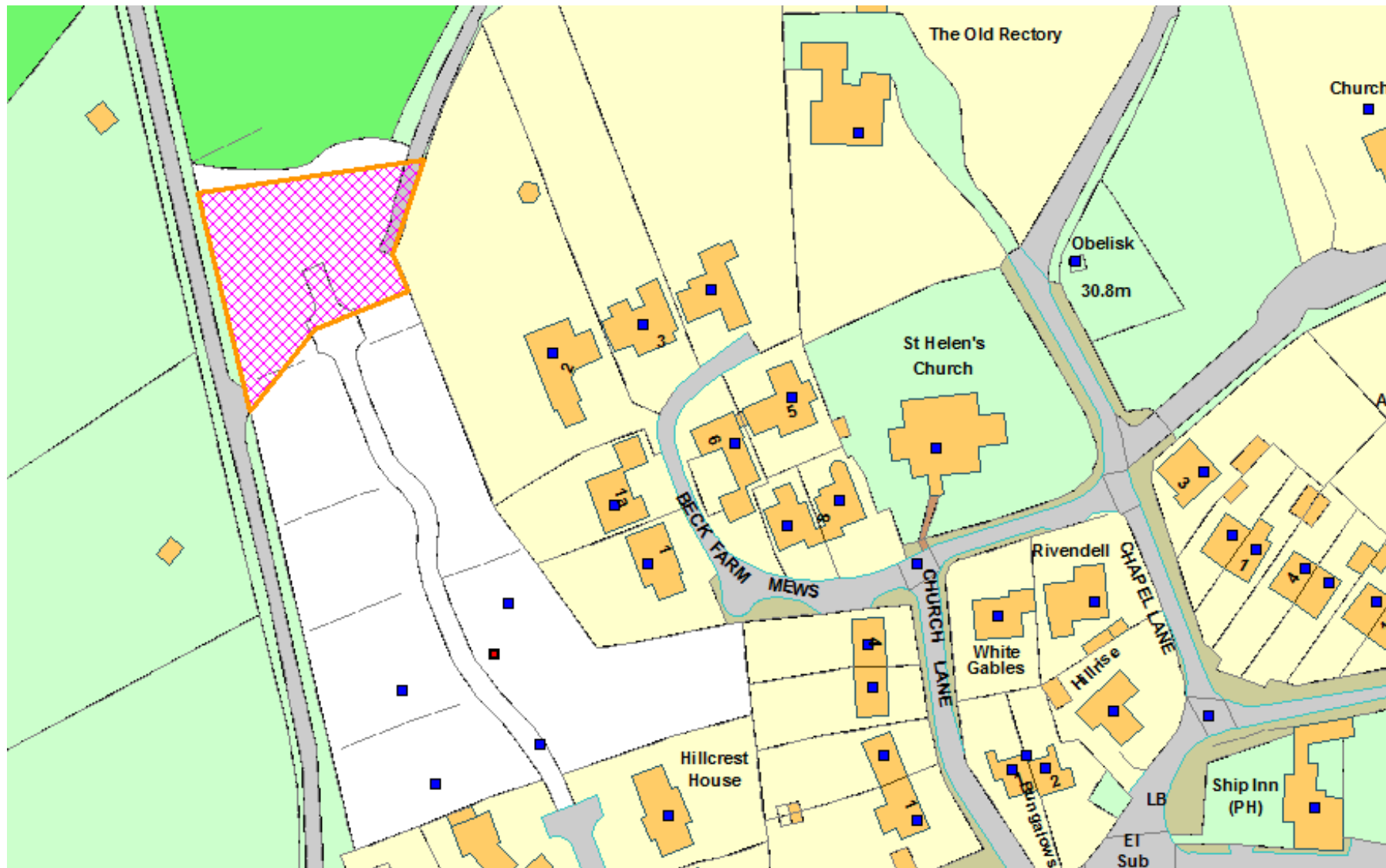
4 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

5 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

DM/0863/21/REM – LAND NORTH OF MAIN ROAD (PLOT 8 – KINGS CHASE), BARNOLDBY LE BECK



DM/0863/21/REM – LAND NORTH OF MAIN ROAD (PLOT 8 – KINGS CHASE),
BARNOLDBY LE BECK



PLANNING COMMITTEE - 3rd November 2021

ITEM: 2 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0878/21/REM

APPLICATION TYPE: Reserved Matters

APPLICATION SITE: Land North Of Main Road (Plot 5), Barnoldby Le Beck, North East Lincolnshire,

PROPOSAL: Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend the design of Plot 5

APPLICANT:

Mr S Charlton
61 New Market
Louth
LN11 9EF

AGENT:

Mr Daniel Snowden
Ross Davy Associates
Pelham House
1 Grosvenor Street
Grimsby
DN32 0QH

DEPOSITED: 25th August 2021

ACCEPTED: 26th August 2021

TARGET DATE: 21st October 2021

PUBLICITY EXPIRY: 26th September 2021

AGREED EXTENSION OF TIME DATE: 5th November 2021

CONSULTATION EXPIRY: 20th September 2021

CASE OFFICER: Richard Limmer

PROPOSAL

The application seeks to vary condition 1 (approved plans) pursuant to DM/1103/17/REM, which was for the erection of three dwellings to consider appearance, landscaping, materials and access. The amendment relates to changes to the house design of Plot 5, Kings Chase, Barnoldby Le Beck.

The application is brought to Planning Committee following an objection from Barnoldby Le Beck Parish Council.

SITE

The site lies on the northern side of Barnoldby le Beck with Beck Farm Mews to the east and the previously approved dwellings to the north and south and the open countryside to the west. All the approved dwellings are accessed off the same road as this site. Some of the properties have begun construction.

RELEVANT PLANNING HISTORY

On this site;

DM/0951/14/OUT - Outline for the erection of 3 dwellings - Approved

DM/1103/17/REM - Reserved matters application for 3 dwellings following outline approval under DM/0951/14/OUT - approved

DM/0971/21/REM - Variation of Condition 1 (Approved Plans) pursuant to DM/1103/17/REM to amend internal layout and include single storey rear extension to plot 6 - Currently Pending

Site to the north;

DM/0398/15/OUT - outline application with access, layout, scale, landscaping considered for the erection of two dwellings - refused - allowed at appeal.

DM/1039/18/REM - Reserved Matters application for the erection of two detached dwellings and detached double garages with access, appearance, landscaping, layout and scale to be considered and Details in Discharge of Conditions 4 (Archaeology), 5 (Construction Management Plan), 6 (Surface Water Drainage), 7 (Ecology), 8 (Knotweed), 9 (Bin Store) and 10 (Access) pursuant to DM/0398/15/OUT - Approved

DM/0294/20/CND - Details in discharge of condition 3 (Surface Water Drainage), 6 (Foundation Details), 8 (Water Reuse) and 9 (Remediation) pursuant to DM/1039/18/REM - Conditions Complied With

DM/0353/21/FUL - Variation of Conditions 1 (Approved Plans) and 2 (Materials) as granted on DM/1039/18/REM for amended layout/design of dwelling and garage (Amended Plans received 24th May 2021) - Approved with Conditions

Site to the south;

DM/0279/14/OUT - Outline for the erection of 3 dwellings - Approved

DM/0230/17/REM - Reserved matters application for 3 dwellings further to DM/0279/14/OUT - Approved

DM/0311/20/FUL - Erect three dwellings with garages to include new access, parking and landscaping - approved

DM/1020/20/FUL - Variation of Condition 2 (Approved Plans) as granted on application DM/0311/20/FUL - amendments to layout and design, including balcony to rear and proposed entrance gates - Plot 3 - Approved with Conditions

DM/0431/21/FUL - Variation of Condition 2 (Plans) as granted on DM/0311/20/FUL to amend layout and design - Approved with Conditions

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well designed places

NPPF14 - Climate, flooding & coastal change

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO33 - Flood risk

PO34 - Water management

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Rights of Way - Variation does not affect the public rights of way network. Suggests access is taken from access road and not public right of way.

Barnoldby Le Beck Parish Council - Opposes application on the grounds of significant changes to the plans and detrimental impact to neighbouring properties.

Drainage Team - Any increase to the impermeable area must be accommodated for in the approved surface water drainage design.

Heritage Officer - No heritage input required.

Highways Team - No issues with amendment. CTMP to be carried forward.

Environment Team - No comment.

Natural England - No comment.

Neighbour Representations

No neighbour representations received.

APPRAISAL

Principle of Development

The application seeks to vary condition 1 (approved plans) of the earlier approval to allow for amendments to the layout and design of Plot 5, Kings Chase, Barnoldby Le Beck.

The principle of the development has already been established under the original permission and the considerations of this application are merely those relating to the impacts arising from the proposed amendments.

Revisions

The amendments to Plot 5 will include raising the ridge height to allow for second floor accommodation, additional floor space by increasing length, width and house type shape to the ground floor with internal and external alterations. These include an internal reconfiguration to suit the applicant's needs and minor external alterations including to window and door openings. The integral garage will be altered also to include an additional floor to provide a games room with a single storey link adjoining the host property and garage at ground floor only.

The main roof will be raised from 7.4 metres to 9.2 metres. This will allow for a second floor to be installed which will provide two bedrooms, bathroom and a landing to include the stairway. The plot will adopt an 'L' shaped footprint covering a maximum width of 16.8 metres and a maximum length of 16.3 metres with the furthest protrusion to the front.

Minor alterations are proposed externally, mostly to window and door openings including the installation of additional openings following the increase in footprint. Rooflights are proposed to all elevations also.

The approved integral garage will be altered also. This was previously included with footprint of the host property with the first floor providing the master bedroom, en-suite and dressing room. The amendment separates the garage from the main house via a single storey link extension. This will now provide the double garage to the ground floor and games roof within the roof space above. The overall ridge will be lower than that of

the approved.

Visually, the proposal would substantially alter the design concept; given the scale of the changes. However, as the dwelling is set to the rear of the site and on a larger plot, it is not considered to be overbearing. The main component of the amendments is the increase in footprint and ridge height. Although the design will be changed significantly, the alterations are not considered to present an issue in relation to the principle of the original approval. It is considered that the plot can accommodate for works of this scale. The works are not unusual to a residential development. The majority of the approved details will remain on the whole.

Impact to Neighbours

Although the changes are significant, it is not considered that these will present a significant impact to neighbours given the presence of significant landscaping features along the boundaries. The neighbouring dwelling is situated some distance away from the plot and is partially screened by the boundary treatments and neighbouring plot.

The main impact of the amendment will be to Plot 4, Kings Chase and the most significant alteration is the raising of the roof and the increase in footprint. Barnoldby Le Beck Parish Council have objected to the application on the grounds that they feel these changes significantly change the approved design to the detriment of the neighbouring properties.

The property will sit 1.1 metres to the boundary, at the closest point, and around 3.1 metres from the property itself following the works. This neighbour sits to the south of the plot.

Given the orientation, screening and similar design of the neighbour, the amended design is not considered to present additional impact in relation to residential amenity of this neighbour. The scheme was originally approved and deemed acceptable. The amendment is considered to be typical of a residential development. The overall works are not considered to present any additional impact to the area or neighbours.

Having regard to the above, the amendment is acceptable under policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

CONCLUSION

This application seeks to modify an earlier approval, which sought two detached dwellings and detached double garages with access, appearance, landscaping, layout and scale to be considered. The modifications proposed in this application are considered to be of an acceptable scale and nature and do not fundamentally alter the original design concept or create any significant additional impacts to the character of the area or to neighbours.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development shall be carried out in accordance with the following plans:

Site Location Plan - RD4052-01

Proposed Block Plan - RD4971-01A

Proposed Plans and Elevations (Plot 5) - RD4971-02B

As approved under DM/1103/17/REM:

Proposed Plans and Elevations (Plot 4) - RD4052-04

Proposed Plans and Elevations (Plot 6) - RD4052-06A

Proposed Management Plan - RD4052-07

Proposed Landscaping Plan - RD4052-08A

Drainage Layout - 1115-1107-CIV-10C

Drainage Layout - 1115-1107-CIV-11A

External Works - Construction Details - 1115-1107-CIV-30A

1115-1107-10YR Soakaway

1115-1107-100YR Soakaway

Reason

For the avoidance of doubt and in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(2) Condition

The development shall be built out in accordance with the Construction Management Statement ref:RD4052 and plan referenced RD4502-07 (approved under DM/1103/17/REM) unless otherwise approved in writing by the Local Planning Authority.

Reason

To protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The development shall be built out in accordance with the Materials List ref:RD4052 approved under DM/1103/17/REM) unless otherwise approved in writing by the Local Planning Authority.

Reason

To protect the residential amenities of the neighbouring properties in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The scheme of landscaping and tree planting shown on drawing no. RD4052-08A (approved under DM/1103/17/REM) shall be completed within a period of 12 months, beginning with the date on which development began or within such longer period as may be first agreed in writing by the Local Planning Authority. All planting shall be adequately maintained for 5 years, beginning with the date of completion of the scheme and during that period all losses shall be replaced during the next planting season.

Reason

To ensure a satisfactory appearance and setting for the development and continued maintenance of the approved landscaping in the interests of local amenity in accordance with Policy 5 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations 5, 22, 33 and 34.

2 Informative

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

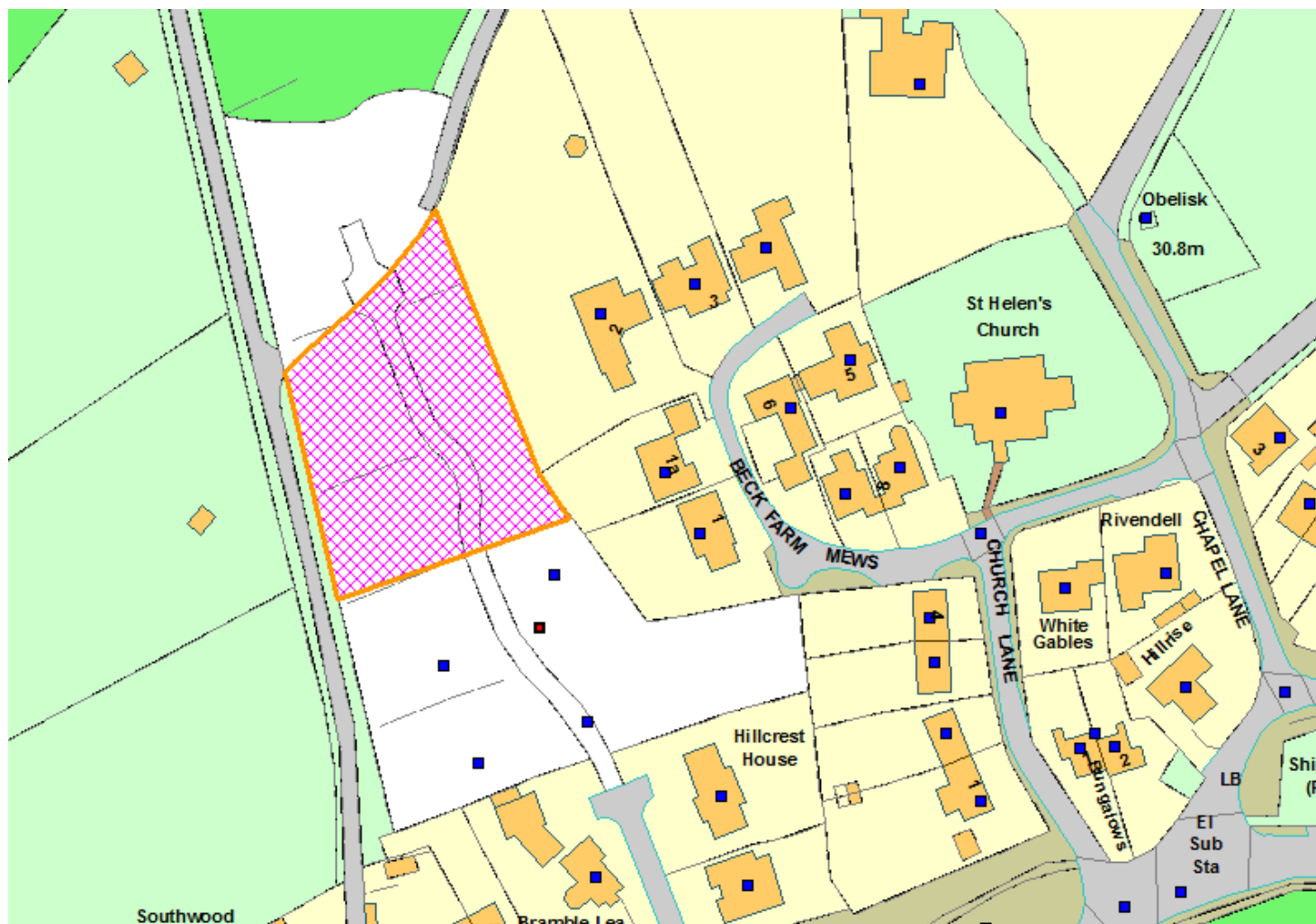
5 Informative

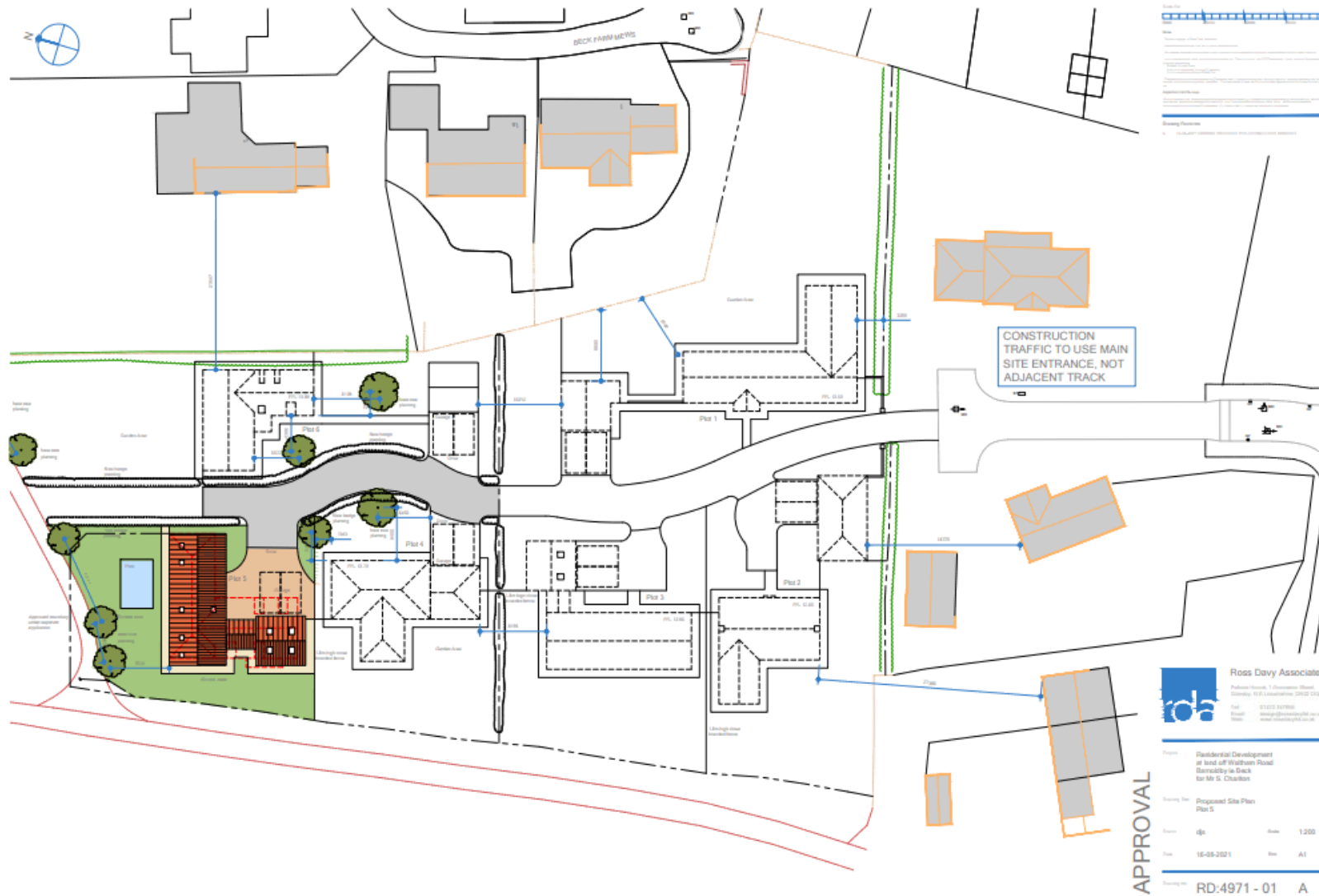
The applicant is reminded that the planning conditions imposed on outline approval DM/0951/14/OUT apply to this development.

6 Informative

With regard to Japanese Knotweed the applicant is reminded of the need to accord with the requirements of Schedule 9 of the Wildlife and Countryside Act 1981.

DM/0878/21/REM – LAND NORTH OF MAIN ROAD (PLOT 5 – KINGS CHASE), BARNOLDBY LE BECK





PLANNING COMMITTEE - 3rd November 2021

ITEM: 3 **RECOMMENDATION: Approved with Conditions**

APPLICATION No: DM/0895/21/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 5 Sonja Crest, Immingham, North East Lincolnshire, DN40 2EG

PROPOSAL: Raise roof height and install side dormer to create additional accommodation at first floor with various internal and external alterations including roof lights

APPLICANT:

Mr And Mrs Woadden
5 Sonja Crest
Immingham
North East Lincolnshire
DN40 2EG

AGENT:

Helen Lavric Robinson
Design Intervention
14 The Avenue
Healing
DN41 7NG

DEPOSITED: 1st September 2021

ACCEPTED: 6th September 2021

TARGET DATE: 1st November 2021

PUBLICITY EXPIRY: 30th September 2021

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 30th September 2021

CASE OFFICER: Owen Toop

PROPOSAL

The proposal relates to the raising of the roof height, the installation of a side dormer and various internal and external alterations including the installation of rooflights at an existing dwelling.

This application is brought to planning committee due to it being called in by the Ward Councillor.

SITE

The site is a detached residential bungalow at 5 Sonja Crest. The property is located

within an established residential area. The street of Sonja Crest incorporates two residential cul-de-sacs; one to the north and other to the south. 5 Sonja Crest is situated on the north west side of the street which is closest to the north cul-de-sac.

The orientation of properties at the north-west section of the street are inherently stepped back to follow the layout of the street. Numbers 1 to 6 follow this pattern. Within the immediate and wider areas, dormers are an established design feature, particularly at frontages.

The property in question contains a first floor window in its rear elevation. There are no other first floor windows at the property; opposite the property are properties containing first floor dormers. The character of the area as such sees a variety of properties.

The inherent stepped back nature of the properties at this location means that for 5 Sonja Crest, the front garden is bigger than the rear. The rear garden contains a conservatory. Properties at Bluestone Lane are located to the rear of the site.

RELEVANT PLANNING HISTORY

none relevant to this proposal.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Highways Department - No objections.

Drainage Department - No comments.

Heritage Officer - No input required.

Immingham Town Council - No response.

Neighbour Representations - Two objections received.

3 Sonja Crest - Raises objections in terms of loss of privacy and overlooking due to the dormer, making note of the inherent nature of the street where this property is further forward than the property in question. Makes note that no extensions have been made other than those at ground level at this location.

6 Sonja Crest - Objects to the roof raise, dormers and roof lights with concerns of loss of privacy and impacts in terms of overshadowing. Comments also question why there is a need to modify bungalows making note of new housing developments within the area. The loss of a traditional bungalow is a concern for this neighbour.

APPRAISAL

The material considerations are:

- 1) Principle of Development
- 2) Design and Impact to the Character of the Area
- 3) Impact to Neighbours

1) Principle of Development

The proposal is located within the development boundary of Immingham as designated in Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) [NELLP] and relates to various internal and external alterations to an existing detached residential bungalow, including the raising of the roof height, installation of a side dormer and rooflights. The principle of development is acceptable, and it therefore falls to consider the site specifics. In this case the impact to the character of the area due to the design (Policy 22) and the impact to neighbouring amenity and land uses (Policy 5).

2) Design and Impact to the Character of the Area

The proposal seeks to raise the roof height of an existing detached bungalow to allow for additional roofspace to be utilised. The existing roof height of the bungalow is approximately 5m in total (with the larger of the two chimneys', the total is approximately 5.75m). The proposal seeks to raise the roof height to approximately 6.3m. It also seeks to install a dormer to the south side elevation. The dormer would have a height of approximately 2.8m, a pitched roof and a width of 4.8m. The dormer proposed is centralised on the side elevation, and either side of it proposed are two rooflights. Also on this elevation, at ground floor, the proposal seeks to enlarge the height of the existing

single storey flat roof extension. There would be a new pitched roof (approximately 1.1m larger than the height of the flat roof) and there would be a roof light within the pitch.

On the other side elevation, the proposal seeks to install 3 rooflights. To the front and rear, changes would also take place. Due to the raising of the roof height, the rear elevation would see its existing first floor window replaced with a new one, slightly larger although narrower. The front elevation would see a new window entirely.

In terms of materials, the proposal would seek to utilise tiles to match the existing roof for the dormer and roof raise, and upvc and timber for the windows.

As noted, dormers are already within the area and in that respect the dormer would not be out of character. The main change in terms of this proposal in relation to the existing street scene is the roof raise with roof lights and the dormer. For the most part, at this location the height of the bungalows at this part of the street is uniform. Properties at this northwest side of the street all have gable ends fronting the street, and the bungalows opposite incorporate hipped roofs and dormers at their frontages.

Whilst it is acknowledged that the roof height will increase in terms of the existing property and how it relates to its neighbours as it will be higher it is not considered that this will be detrimental to the street scene. The increase is not significant and there are different roof forms in the locality and properties are set on different building lines. There is not complete conformity. As a result, it is considered that the changes can be accommodated visually in street scene terms.

The proposal is therefore considered to accord with Policies 5 and 22 of the NELLP.

3) Impact to Neighbours

The proposal is located within an established residential area. As part of this application, two letters of objection have been received. One is from the neighbour to the north and adjacent, number 6 Sonja Crest, and the other is from the neighbour to the south, 3 Sonja Crest. The latter is not adjacent but would see the proposal from their patio area and garden.

With regard to number 6 Sonja Crest, the neighbour has expressed concerns in terms of loss of privacy, impacts of overlooking and overshadowing and comments on the loss of a traditional bungalow and its impact on the character of the area. With regard to the impact on the character of the area, it is considered that this is addressed above.

In terms of new windows in relation to this neighbour, it is acknowledged that there would be 3 roof lights on the north and side elevation. These rooflights would all be at a higher level from the floor level. With this in mind it is considered that the rooflights would not present any detrimental impacts in terms of overlooking. Notably the largest of the three rooflights in the centre of the side elevation would serve a landing, whilst the other two would serve the bedrooms.

In terms of the roof raise, notably the bungalows at this location are detached. The overall width and length of the property would not be altered, and the height itself would be raised by approximately 1.3m (from the original 5m high roof ridge). Given that the properties are detached, there is already a separation distance between the two properties. With this in mind, it is considered that there would be no detrimental impacts in terms of massing or overshadowing to this neighbour.

With regard to number 3 Sonja Crest, the neighbour has also expressed concerns with regard to loss of privacy onto their garden and patio area. This neighbour is situated south of the proposed side elevation. With regard to the two rooflights at first floor level, both would also be at higher level. In terms of the dormer window, which is lower, the proposal seeks to obscurely glaze this window. It is therefore recommended that a planning condition be imposed to ensure this though it is noted that it is proposed to be a bathroom in any event. The proposal is approximately 20m from this neighbour. With this in mind and having regard the condition to obscurely glaze the dormer window, it is considered that there are no detrimental impacts in terms of overlooking. It is also considered that the separation distance results in there being no detrimental impacts in terms of massing or overshadowing as a result of the roof raise and side dormer.

Although no comments have been received from 4 Sonja Crest, it should be noted that this neighbour is adjacent to the south elevation of the proposal. It is therefore closest to the works, which include the side dormer, alterations to the single storey flat roof extension's roof, rooflights and roof raise. This property is also detached and so there exists a separation distance between the property and the host property. Given this and that the height as a result of the roof raise is considered to be relatively limited, it is considered that there are no detrimental impacts in terms of massing or overshadowing. With regard to the windows, as stated there would be two rooflights at first floor, and one rooflight within the new pitched roof of the single storey side extension. Furthermore, there would be the dormer side window. However again due to the obscure glass and height of the rooflights it is considered that there would be no adverse overlooking.

To the rear of the proposal is 72 Bluestone Lane. The host property currently contains a first floor window at its rear elevation. The proposal seeks to enlarge the rear window. Given the existing concept, it is considered that there are no detrimental impacts in terms of overlooking. There is a separation distance of approximately 15m from this neighbouring property to the proposal. Given this, it is considered that there are no detrimental impacts in terms of massing or overshadowing.

To the front of the site are properties at Sonja Crest. The proposal seeks to install a new first floor window. As stated, the surrounding area contains a number of properties opposite and most contain front dormers. Given this existing relationship, it is considered that there are no detrimental impacts in terms of overlooking. It is also considered that there is suitable separation between the properties due to them being separated by the road to ensure no detrimental impacts in terms of massing or overshadowing as a result.

It should be noted that no other neighbour representations have been received, and that the Immingham Town Council has not responded.

With regard to the above section of impact to neighbours, the proposal is considered to accord with Policy 5 of the NELLP.

CONCLUSION

The proposal consists of alterations to an existing property and it is considered that they would not present any detrimental impacts in terms of design and neighbouring amenity. The proposal therefore accords with Policies 5 and 22 of the NELLP and is recommended for approval with conditions.

RECOMMENDATION

Approved with Conditions

(1) Condition

The development hereby shall begin within three years of the date of this permission.

Reason

To comply with S. 91 of the Town and Country Planning Act 1990.

(2) Condition

The development shall be carried out in accordance with the following plans:

Proposed Plans and Elevations - 216.01.02B

Site Location and Block Plan - 216.01.05A

Reason

For the avoidance of doubt and in the interests of proper planning in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(3) Condition

The proposed development shall be constructed using materials, as detailed on the approved plans and described in the application form, unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032.

(4) Condition

The windows in the first floor dormer shall be glazed with obscure glass at a level of 3 or above as measured on the Pilkington scale and shall be retained at the same level of obscurity thereafter.

Reason

In the interest of residential amenity to accord to Policy 5 of the North East Lincolnshire Local Plan.

(5) Condition

No demolition or construction work shall be carried out on or before 08:00 or after 18:00 Mondays to Fridays inclusive, before 08:00 or after 13:00 on Saturdays and at any time on Sundays or Bank Holidays.

Reason

To protect the amenities of nearby residents and accord with Policy 5 of the North East Lincolnshire Local Plan, 2013-2032.

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by applying conditions to protect amenity.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

DM/0895/21/FUL – 5 SONJA CREST, IMMINGHAM



