

MJB1	S18/0514	Target Decision Date:18th May 2018
		Committee Date:29th May 2018

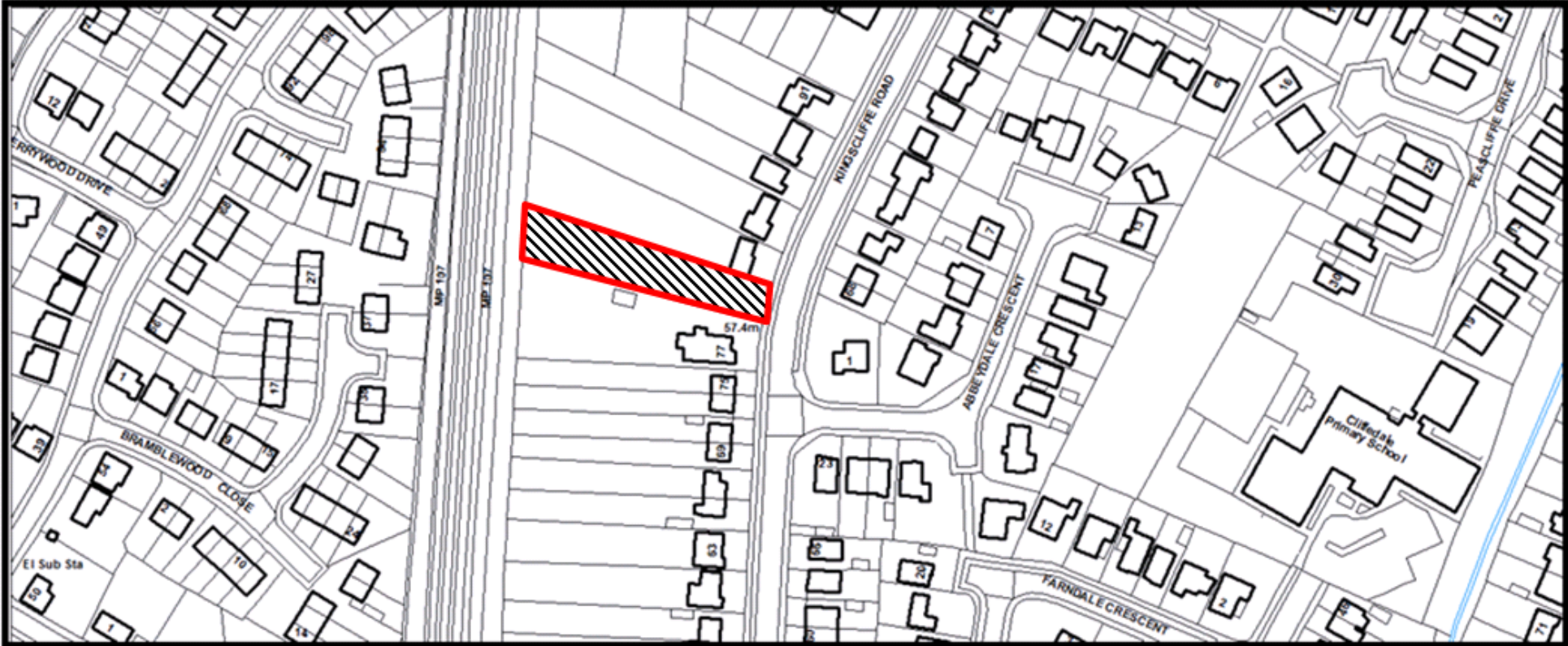
Applicant	Ms Jessica Bland 81, Kingscliffe Rd Grantham NG31 8EU
Agent	
Proposal	Two storey extension to side elevation and single storey extension to rear elevation
Location	81 Kingscliffe Road Grantham NG31 8EU
Application Type	Householder
Parish(es)	Grantham
Reason for Referral to Committee	Cllr Ray Wootten asked to call in this application to committee on the grounds of loss of privacy, over dominant, loss of 45 degree light test
Recommendation	That the application is:- Approved conditionally
Report Author	Miranda Beavers - Assistant Planning Officer 01476 406080 Ext: 6302 m.beavers@southkesteven.gov.uk
Report Reviewed By	Justin Johnson - Planning Operations Lead 01476 406080 Ext: 6392 j.johnson@southkesteven.gov.uk

Key Issues

Impact on the character of the area
Impact on neighbours' amenities

Technical Documents Submitted with the Application

None



Key



**Application
Boundary**



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © South Kesteven District Council (2015) - Licence No. 100018662

1.0 Description of proposal

- 1.1 This is an application for a single storey rear extension and first floor side extension to an existing two storey semi-detached dwellinghouse. The single storey rear extension would extend across the entire rear of the existing house and would have a mono-pitched tiled roof, featuring Velux windows. The side extension would extend over the existing flat roofed garage and would have a pitched, tiled roof to match the existing. The proposal also includes alterations to the porch including of a mono-pitched roof.

2.0 Description of site

- 2.1 The existing dwellinghouse is one half of a semi-detached two storey dwelling sited on the west side of Kingscliffe Road in Grantham. The site forms part of the Manthorpe housing estate, which was constructed in the 1970's. The dwellings within the locality are typically set back from the highway and have driveways with space available for off street parking and small front gardens. The dwelling to the north of the application site (No.83 Kingscliffe Road) has been previously extended to the rear and side with a similar extension to that proposed. The dwelling to the south of the host property (No.77 Kingscliffe) is a detached dwelling, which was a later addition to the development. The property was approved planning permission in 1988 as an individual infill plot.

3.0 Relevant History

- 3.1 No relevant planning history

4.0 Policy Considerations

4.1 National Planning Policy Framework (NPPF)

Section 7 - Requiring good design

4.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement

5.0 SKDC Corporate Priorities

- 5.1 Support good housing for all

6.0 Representations Received

LCC Highways & SuDS Does not wish to restrict the grant of permission.
Support

Network Rail - Civil I can confirm that Network Rail has no observations to make.
Engineering

7.0 Representations as a Result of Publicity

- 7.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 2 letters of representation have been received. The points raised can be summarised as follows:

- i) Loss of privacy
- ii) Over dominant
- iii) Loss of light 45 degree test

8.0 Evaluation

8.1 Impact on the character and appearance of the area

8.1.1 The proposed extension would include the extension of the existing attached garage to the south side of the existing house, which would have a similar appearance to an extension already constructed on the other half of the semi-detached property (No.83) Kingscliffe Road. Given the fact that the design would mirror that of No.83 Kingscliffe Road, it is considered to be in keeping and would not detrimentally impact upon the appearance of the area. The single storey rear extension would not be visible from the street scene. Taking the above into account, it is considered that, by virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, streetscene and surrounding context and in accordance with the NPPF Sections 7 and 12, and Policy EN1 of the South Kesteven Core Strategy.

8.2 Impact on the neighbours' residential amenities

- 8.2.1 The impact of the proposed extension upon neighbours residential amenities is a material planning consideration when determining this application, particularly No.77 and 83 Kingscliffe Road. It is noted that the proposed single storey rear extension would extend beyond the rear of the existing dwelling house by approximately 4.27m, the neighbouring property (No.83 Kingscliffe Road) already has an existing conservatory that extends some 4m from the rear of the original house.
- 8.2.3 Concern has been raised by the occupiers of No.83, stating that the single storey element of the proposal would extend further than their existing conservatory in both height and length and this would have a detrimental impact on the outlook and right to light they have enjoyed for the last 25 years. Although these concerns are material planning considerations, it is considered that the size of the proposed extension is acceptable and that whilst there may be some very minor loss of light enjoyed by the occupiers of No.83 as a result of the the proposed extension, the impact would not be so detrimental as to warrant the refusal of planning permission. It is noted that prior to the submission of the planning application, there appears to have been a row of conifer trees planted along the common boundary between No.81 and 83 which would have blocked a certain amount of light to the neighbouring conservatory. A section of these trees have only recently been removed and have been replaced by a section of 1.8m high wooden fencing.
- 8.2.4 The impact of the first floor extension on the neighbours residential amenities has been assessed and it is considered that the separation distance between properties is adequate, in fact the distance between No81 and 77 Kingscliffe Road is greater than the distances between many other houses within the locality.
- 8.2.5 There have also been concerns received from the occupiers of No.77 Kingscliffe Road, in particular they are concerned that the first floor extension over the existing garage would result in a loss of daylight/sunlight to some of their primary living spaces. In particular the loss of light to their kitchen, where the sole kitchen window faces north towards the side of the host property, and faces onto the proposed first floor extension. They are concerned that at present they only have a limited view of the skyline from the kitchen and that the construction of the proposed extension would mean that this view and available light would be reduced even further. Furthermore, the neighbours are concerned that the side facing windows in bedrooms 3 and 4 of the proposed extension would face directly onto/into their own property, causing and unacceptable level of overlooking and loss of privacy as a result.
- 8.2.6 Although these objections are material planning considerations and there will inevitably be a change to the outlook coupled with some minor degree of loss of light, it is not considered that the impact would be so detrimental as to warrant the refusal of planning permission. Furthermore, by virtue of the fact that the extension is to the north of No.77 Kingscliffe Road, there would be no loss of direct sunlight. It is, however, considered that the side facing windows proposed to bedrooms 3 and 4 could cause an unacceptable level of overlooking and as they are secondary windows to these two rooms it is necessary to include a condition to any approval

ensure that the side facing windows would be non-opening and obscure glazed, in order to protect the privacy of adjacent occupiers.

8.2.7 The proposal is therefore acceptable in this respect, in accordance with the NPPF Section 7 and Policy EN1 of the South Kesteven Core Strategy.

8.3 Highway issues

8.3.1 There will be no effect on the existing car parking arrangements and the Local Highways Authority does not wish to restrict the grant of permission.

8.3.2 The proposal is therefore acceptable in this respect, in accordance with the NPPF Section 4 and Policy SP3 of the South Kesteven Core Strategy.

9.0 **Crime and Disorder**

9.1 It is considered that the proposal would not result in any significant crime and disorder implications.

10.0 **Human Rights Implications**

10.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

11.0 **Conclusion**

11.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 4 and 7) and Policy EN1 of the South Kesteven Core Strategy. The issues relating to loss of light, over dominance and loss of privacy are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Block Plan, Received 22 March 2018
 - ii. Proposed and existing floor plans, received 22 March 2018
 - iii. Proposed and existing elevation plans, received 22 March 2018

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

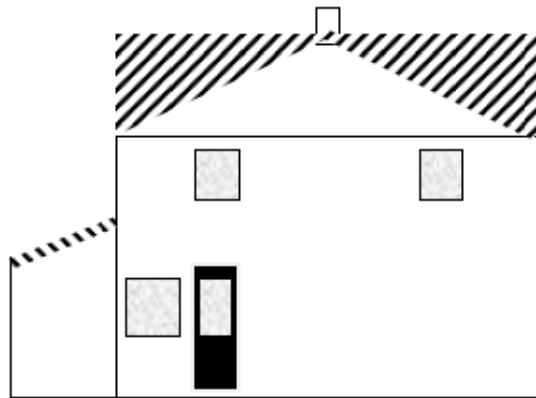
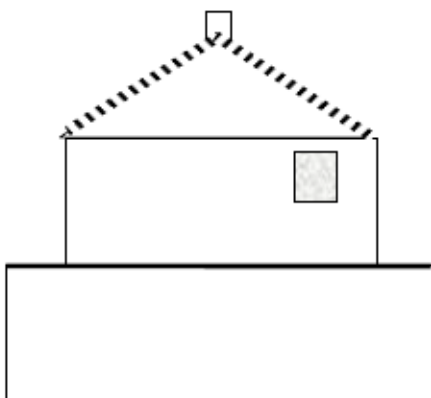
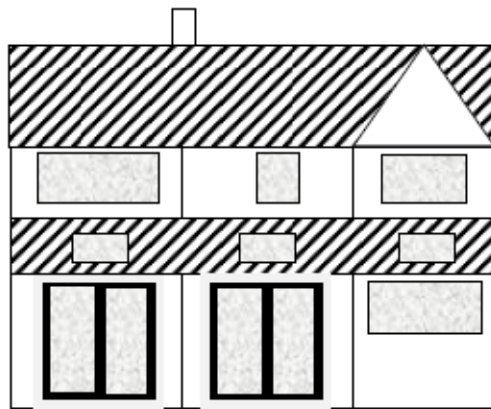
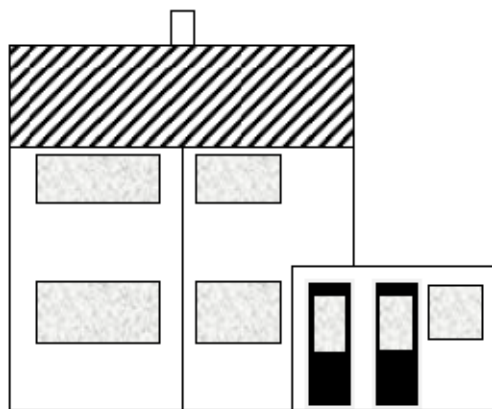
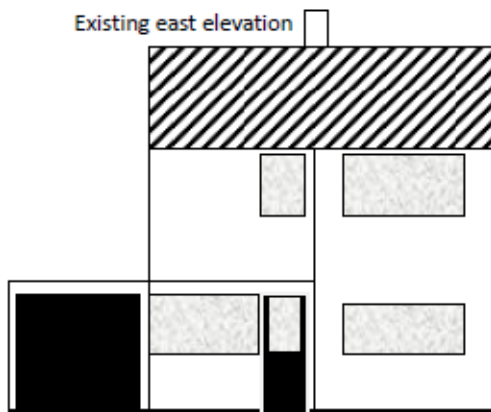
- 4 Before any part of the development hereby permitted is occupied/brought into use, the south facing windows to bedrooms 3 and 4 shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties.

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 - 187 of the National Planning Policy Framework.
- 2 This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
- 3 The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

S18/0514 – 81 Kingscliffe Road, Grantham
Existing and Proposed Elevations



81, Kingscliffe Rd, Grantham

Proposed and existing elevations plan Scale: 1 / 100

Existing and Proposed Floor Plans

Proposed and Existing Floor Plans

Jessica Bland
81, Kingscliffe Road,
Grantham NG31 8EU

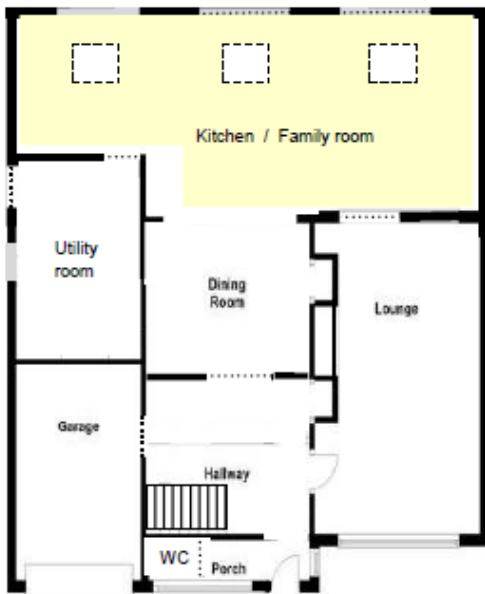
PROPOSED EXTENSIONS TO
EXISTING DWELLING
March 2018



Existing ground floor layout



Existing first floor layout



Proposed ground floor layout

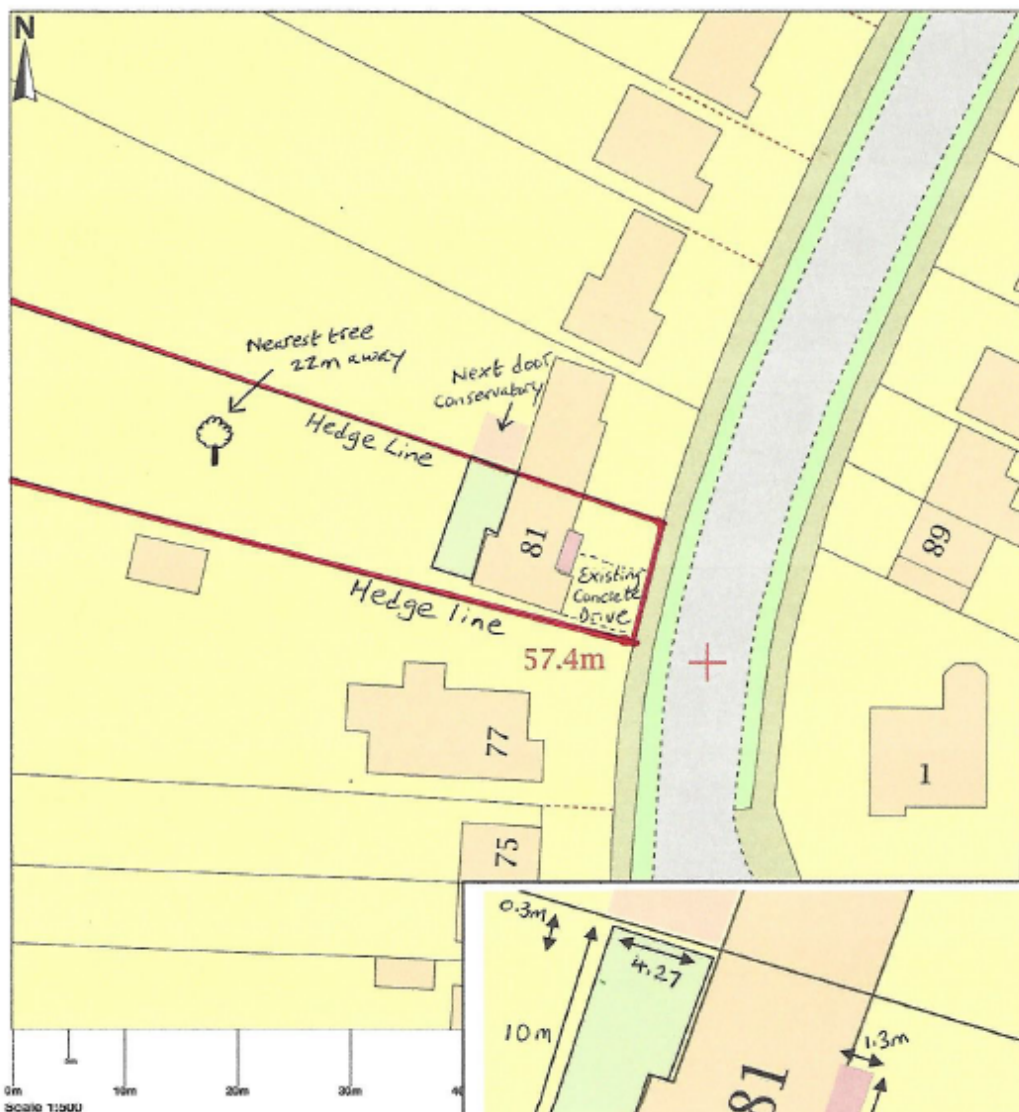


Proposed first floor layout

Proposed Block Plan

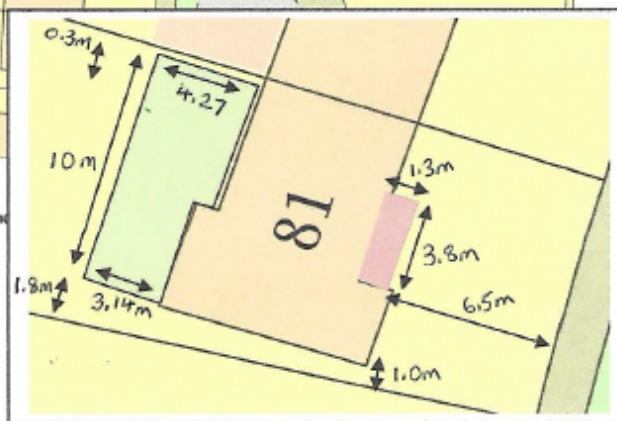


BLOCK PLAN: 81 Kingscliffe Road, Grantham, NG31 8EU



Scale 1:1000

- Single Storey Extension
- Rebuild of existing porch



Scale: 1:250