



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

19 August 2020



S19/1993

Proposal: Erection of a single-storey and two-storey extension to the existing dwelling, erection of a detached double garage and garden outbuilding

Location: Glebe House, Station Road, Rippingale, PE10 0TD

Applicant: Mr & Mrs Lumb, Glebe House, Station Road, Rippingale, PE10 0TD

Agent: Miss Y Kelly, Peter Smith Associates, 57 Main Street, Baston, PE6 9PB

Application Type: Householder application

Reason for Referral to Committee: Request by Cllr Dr Peter Moseley on the grounds of impact on local character and size of double garage with living accommodation.

Key Issues: Impact on the character and appearance of the area
Impact on residential amenity

Technical Documents: Design and Access Statement
Flood Risk Assessment
Bat survey

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Aveland

Reviewed by:

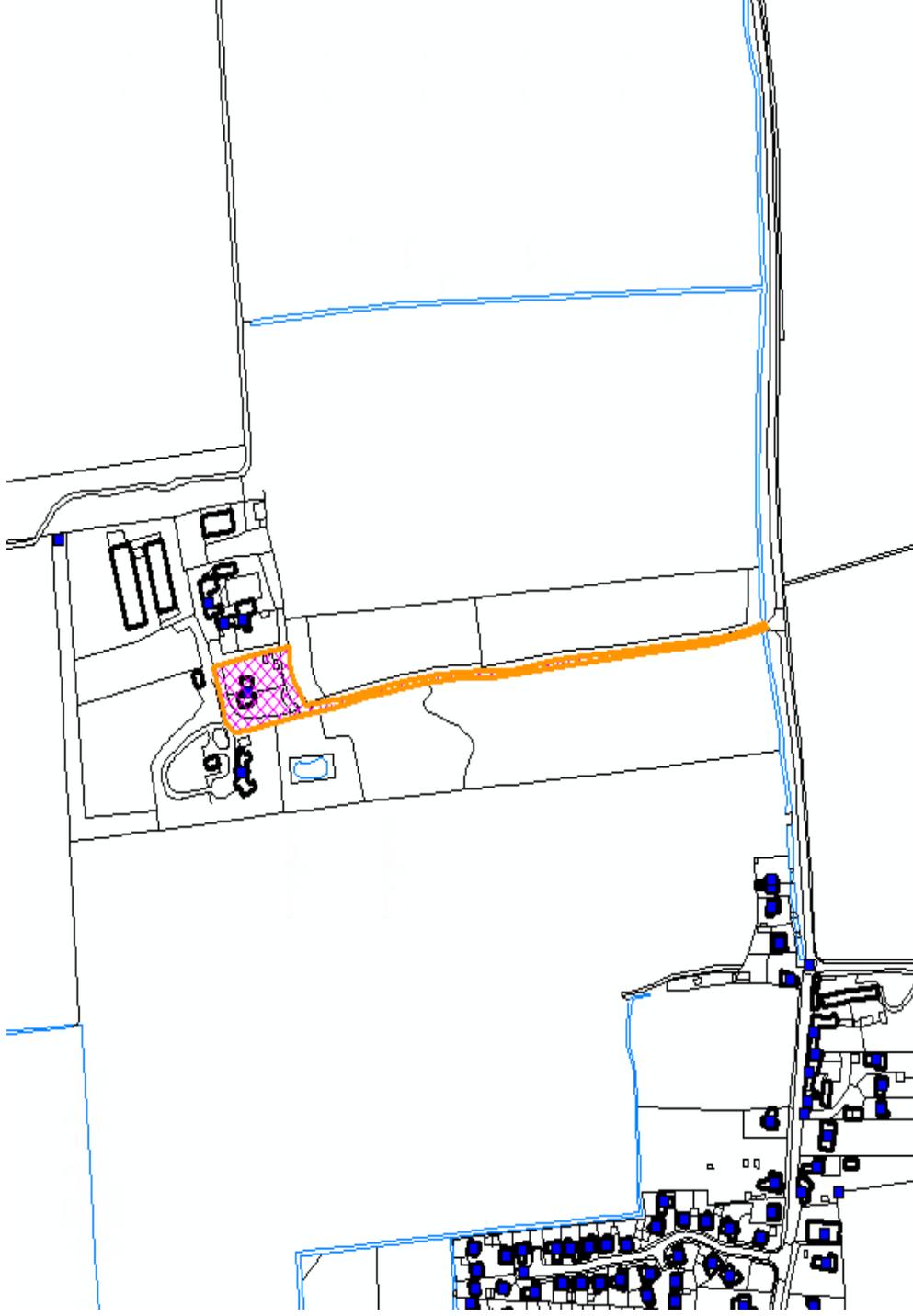
Chris Brown, Principal Planning Officer

28 July 2020

Recommendation (s) to the decision maker (s)

That the application is: Approved conditionally

S19/1993 – Glebe House, Station Road, Ripplingale, PE10 0TD



Key



Application
Boundary



1 Description of Site

- 1.1 The site comprises a large detached two storey dwelling set in large grounds which fronts onto a private road serving other properties.
- 1.2 The application site lies to north east of Rippingale village. The proposal site is one of five dwellings off Station Street accessed by a private road surrounded by open fields. The immediate area comprises a mix of residential and equestrian uses.

2 Description of proposal

- 2.1 The application consists of a two-storey extension and a single-storey extension to the dwelling together with a garden building and detached garage / hobby room. The application proposes significant alterations to reconfigure and streamline the external appearance of the house providing a more balanced appearance. The proposals include removing a number of incongruous features to the house including some flat roof elements. The existing garage is to be demolished. A new access would be created to the north boundary to allow access to the new garage and main entrance to the dwelling. The five elements of the proposal are described below.
- 2.2 The two-storey extension to the west elevation would replace bedroom 2 and would provide for a master bedroom with *en suite* and a bathroom. An existing flat roof would be replaced with a tiled pitched roof to provide an improved appearance to the west side of the dwelling. It would include a balcony to the rear elevation facing toward the rear garden. The measurements for the west extension are ridge height 5.8m, height to eaves 4.7m, width 2.7m and the depth 12.1m. All materials are to match the host dwelling.
- 2.3 The alterations to the front elevation will include an extension to the roof slope incorporating a new dormer window floor. A covered front entrance will be created.
- 2.4 The single-storey extension replaces the existing sun lounge to the east elevation and would provide for a sitting room. It would include a tiled pitched roof with materials to match the main dwelling. The rear roof slope would include a new dormer window.
- 2.5 The two-storey double garage would provide parking for 2 cars and storage area at the ground floor. It would be located to the front of the dwelling. It would include an external staircase to the first-floor hobby room to the south of the building. The staircase includes a privacy screen. Three dormer windows are proposed to the front elevation. The roof will be a mansard design. The construction will be timber cladding and brickwork with the roof consisting of timber shingles. The measurements are ridge height 5.4m, width including external staircase 11.3m and the depth 5.4m.
- 2.6 The single storey garden building would be located within the south of the rear garden. It would comprise a partly enclosed timber and brick storage building and attached conservatory. The rear of the building would be open on three sides to provide a covered area. The materials will be a mix of brick and timber. The measurements are for the storage building would be depth 2.5m, length 12.8m, front elevation 8m, front height to pitch 3.6m and width 8m. The conservatory measurements are width 4.3m, height 3m and depth 5.3m

3 Relevant History

S06/0005 Alterations, extension and conversion to form a single dwelling 13/02/2006

4 Policy Considerations

4.1 SKDC Local Plan 2011 - 2036

Policy DE1 - Promoting Good Quality Design

4.2 National Planning Policy Framework (NPPF)

Section 9 - Promoting sustainable transport

Section 12 - Achieving well-designed places

5 Representations Received

5.1 Parish Council

5.1.1 Aware of resident's comments regarding congestion on site, Cllrs felt development did not interrupt worthwhile views. Recommend requirement for materials and style continuity. No concerns to the developments.

5.2 LCC Highways & SuDS

5.2.1 Does not wish to restrict the grant of planning permission

5.3 Environmental Protection Services

5.3.1 No comments. Suggest advisory note regarding noise insulation.

5.4 SKDC Arboricultural Consultant

5.4.1 Requested further detail in respect of tree protection.

5.5 Lincolnshire Wildlife Trust

5.5.1 No comments received

6 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 3 letters of representation have been received. The points raised can be summarised as follows:

- 1) Loss of privacy;
- 2) Dominance and overbearing;
- 3) Highway safety;
- 4) Excessive height;
- 5) Noise;
- 6) Change of character to street scene

7 Evaluation

7.1 Impact on the character and appearance of the area

- 7.1.1 Policy EN1 and DE1 of the adopted South Kesteven Local Plan states that development proposals will be assessed in relation to (amongst other criteria) local distinctiveness and sense of place, the quality and character of the built fabric and their settings. Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.1.2 The existing character of the area is strongly rural and appears to have originally been a group of farmsteads. There are two large detached properties set within large plots. There are also historic barns which have been converted into three dwellings. In addition, there are more modern agricultural and equestrian related buildings. Within this cluster of buildings there are an abundance of mature trees and hedges which has the effect of screening and softening the edges of the properties and contributes to the character of the area.
- 7.1.3 The proposals would result in the removal of unattractive, incongruous additions to the existing dwelling. Overall, the alterations and extensions would improve the appearance of the dwelling by streamlining the profile of roof and providing a more balanced front elevation. The additional extensions would not significantly alter the size of the dwelling or result in over-development of the plot. The proposed double garage would be sited behind the existing hedge and trees thus ensuring their retention. The proposed garden building would be sited within the rear garden and would not be visible from the access road. It has been noted that there are other outbuildings within the grounds of the existing properties in the surrounding area therefore the proposed garage and garden building would not be out of keeping with the existing pattern of development. The proposals are considered to result in an improvement to the appearance of the existing dwelling and would not unduly affect the character of the existing area.
- 7.1.4 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the South Kesteven Local Plan.
- 7.1.5 During the application the applicant was requested to provide a bat survey due to the works proposed to the roof and the setting of the dwelling in the open countryside and adjacent to existing trees. The results confirmed the latest bat evidence was Pipistrelle Bat species around Rippingale in 2017. The agents were informed and produced a bat survey of the property which revealed –
- 7.1.6 *‘There was evidence of bats under the south-facing hanging tiles, these are located well away from the areas of proposed work. Similarly, the only potential roosting site with suitable access for bats which couldn’t be inspected (under a tile on the north-east hip) is also located well away from the area of proposed work. Therefore, it is unlikely that the proposed work will have an impact upon bats.’*
- 7.1.7 With regards to any impact on existing trees, the agent has been made aware of the tree root protection of the existing trees within the site. The agent submitted a Proposed Tree Protection Plan on 22 January 2020 and subsequently removed one of the trees.

7.1.8 As the trees are not covered by a Tree Preservation Order or within a Conservation Area the plan was considered to be acceptable and provides sufficient understanding of the root protection areas of the existing trees and hedge boundary.

7.2 **Impact on the neighbours' residential amenities**

7.2.1 Policy DE1 of the adopted South Kesteven Local Plan states that development proposals will be assessed in relation to (amongst other criteria) the layout and scale of buildings and designed spaces. Paragraph 127 of the NPPF states that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.2.2 The main issues relating to impact on residential amenity are overlooking and loss of privacy. The proposed extension to the west would include a balcony to the first floor. The balcony is acceptable due to the separation distance from the neighbouring property, Barn Farm, and it is separated by a road and mature landscaping. The host dwelling already has existing principle first floor windows to this elevation.

7.2.3 The proposed timber garage is situated close to the neighbouring properties to the east, Stable Barn Cottage and Fern Cottage. Amended plans have been received which provide a privacy screen at the top of the stairs to prevent any overlooking. There is mature landscaping to the east boundary to help screen the view of the garage from adjacent dwellings. There would be a distance 2-3m to the site boundary. The neighbouring properties are located beyond a strip of land to the east of the site creating further separation distance from the proposed garage.

7.2.4 In terms of any overbearing impact the proposed garage would be two-storey in height with a mansard style roof. The roof style helps to break up the mass of the structure. There would be limited impact to Fern Cottage and Barn Farm Cottage by way of dominance or overmassing due to its siting and positioning in relation to the neighbouring dwellings.

7.2.5 Objections were received regarding noise from the garage/hobby room. There is a proposed condition attached to ensure that use of the garage and hobby room remains ancillary to the host dwelling. The noise will therefore be no more than can be reasonably be expected in a domestic dwelling.

7.2.6 Considering the nature of the proposal, small scale, and adequate separation distances; it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12 and 9, and Policy DE1 of the South Kesteven Local Plan.

7.3 **Highway issues**

7.3.1 Objections have been raised by local residents raising concerns that the new garage would impact upon sightlines for accessing existing private drives in the vicinity of the application site. Given that there is an existing dwelling at the site, no additional traffic would be generated by the proposed development. The new access would be permitted development therefore planning permission is not required for these works. There is no objection from Lincolnshire County Council (as local Highway Authority).

7.4 **Crime and Disorder**

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

7.5 **Human Rights Implications**

7.5.1 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.

7.6 **Conclusion**

7.6.1 Taking the above into account, it is considered that the proposal is appropriate for its context, would not have an adverse impact on residential amenity and is in accordance with the NPPF (Sections 9 and 12) and Policy DE1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise although conditions have been attached.

RECOMMENDATION: that the development is Approved subject to 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:

1. 16 3980 06A – Amended Proposed Double Garage – received 14 January 2020
2. 16 3980 04B – Amended Proposed Roof Plan – received 21 February 2020
3. 163980 06B – Amended Floor Elevation and Section Plan – received 21 February 2020
4. 16 3980 08 – Amended Garage Elevation Plan – received 21 February 2020
5. 16 3980 07 – Proposed Garden Building – received 8 November 2019
6. 16 3980 09 – Proposed Tree Protection Plan – received 20 March 2020
7. 16 3980 05 – Proposed Plan and Elevations – 8 November 2019
8. 16 3980 04A – Proposed Site Layout and Roof Plan – received 9 December 2019
9. 16 3980 01A – Proposed Site Location and Block Plan – received 9 December 2019

Unless otherwise required by another condition of this permission.

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

During Building Works

- 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 staircase screening in that part of the building shall have been completed in accordance with the approved details and shall thereafter be retained as such at all times.

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

Ongoing Conditions

- 5 The outbuildings hereby approved shall be used for no purpose other than domestic purposes ancillary to the used of the main known as Glebe House, Station Street, Rippingale

Reason: To safeguard the amenities of occupiers of the neighbouring/adjoining property and the character of the area.

Standard Note(s) to Applicant:

- 1 Noise insulation should be considered if the hobby room is being used for any activity where noise may be generated which could impact upon neighbouring premises.
- 2 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 38 of the National Planning Policy Framework.

Existing site plan and elevations

Notes/Details

1. Existing existing work
2. Existing existing window
3. Existing existing
4. Existing existing
5. Existing existing
6. Existing existing
7. Existing existing
8. Existing existing
9. Existing existing
10. Existing existing
11. Existing existing
12. Existing existing
13. Existing existing
14. Existing existing
15. Existing existing
16. Existing existing

EXISTING GROUND FLOOR PLAN
SCALE 1/8"

EXISTING FIRST FLOOR PLAN
SCALE 1/8"

EXISTING ELEVATION A
SCALE 1/8"

EXISTING ELEVATION B
SCALE 1/8"

EXISTING SECTION A-A
SCALE 1/8"

EXISTING ELEVATION C
SCALE 1/8"

EXISTING ELEVATION D
SCALE 1/8"

REVISIONS	
NO.	DESCRIPTION
PLANNING	
PETER SMITH ASSOCIATES ARCHITECTS	
PROJECT: EXISTING PLAN & ELEVATIONS	DRAWN BY:
DATE: 	CHECKED BY:
SCALE: 	PROJECT NO.:
ADDRESS: 	CITY:

