

<b>APPLICATION NO</b>	<b>PA/2010/0025</b>
<b>APPLICANT</b>	Mr M Naylor
<b>DEVELOPMENT</b>	Planning permission to erect new stables and garage to replace existing
<b>LOCATION</b>	29 Low Road, Worlaby
<b>PARISH</b>	<b>WORLABY</b>
<b>WARD</b>	Brigg and Wolds
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Third party request to address the committee Objection by Worlaby Parish Council

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** No specific policies apply.

**North Lincolnshire Local Plan:** Policy ST3 – the site lies outside the development boundary of Worlaby within the open countryside.

Policy RD10 – the site lies within the open countryside where the size of extensions and alterations is restricted.

Policy RD2 lists the type of development considered to be acceptable within the open countryside.

Policy DS1 provides general design guidance for all new development.

Policy DS5 provides specific design guidance for all new residential development.

## **CONSULTATIONS**

**Highways:** No objection.

## **PARISH COUNCIL**

No objections in principle but objects to the location of the building. It should be set further back on the land so that it does not interrupt views from neighbouring properties.

In response to the amended plans, the parish council considers that the building's structure and appearance are not an issue but the location is. The amended application has tried to address this issue by relocating the building by 1 metre. Considering the substantial grounds this property is set in, this location is unacceptable due to its proximity to neighbouring properties. The parish council suggests a site visit to the property to view the proposed location and other options.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. Two letters of objection have been received raising the following issues:

- too close to the boundary
- no access for maintenance
- increased odours
- the building should be re-sited next to existing stables
- domineering appearance
- loss of light
- potential for ground collapse during construction
- no provision for surface water disposal or drainage
- alternative sites are available

One letter of objection has been received in response to the amended plans raising the following issues:

- suppressive
- dominant
- additional noise and disturbance
- no drainage provision
- alternative locations available within the site

## **ASSESSMENT**

This proposal is for new stables and a garage to replace the existing timber building on the site. The building will be 13.7 metres wide and 4.04 metres deep, with a maximum height of 4.1 metres. It will be constructed from brick and tiles.

Following discussions the applicant has agreed to re-site the building 1 metre from the rear boundary.

**The main issues associated with this case are whether a building of this size and nature is acceptable in this location and if so, whether its impact on neighbours and the visual amenity of the locality is also acceptable.**

The site is located within the open countryside. It comprises an existing large detached house and garage located within a large plot. Two timber buildings are also located on the north-western edge of the site. The new building is needed to stable horses and store a horsebox. It is large in terms of its overall width but is low in height and will not be readily

visible from any public vantage points. It will be constructed from brick and tile. Its impact on the countryside would be minimal and the proposal therefore accords with policies RD2 and RD10 of the North Lincolnshire Local Plan.

The building is located close to the northern boundary of the site adjacent to residential properties. It would be visible from these properties. The applicant has agreed to re-site the building 1 metre from this boundary to improve the outlook to the neighbours concerned. Along this boundary is a 2 metre high hedge and fence and a 2 metre wall. This boundary treatment will screen most of the building from view so only the roof and a small part of the brickwork would be visible from the properties to the rear. Residential amenity would therefore be preserved and no demonstrable harm would be caused to neighbouring properties in this case. The proposal therefore accords with policies RD2, RD10, DS1 and DS5 of the North Lincolnshire Local Plan.

It is accepted that the building could be re-sited elsewhere on the site. However, as the building is required for a garage, this would require the installation of a track from the existing driveway and hardstanding across the grassed area of the site. This has the potential to be more disruptive to neighbours and would result in harm being caused to the visual amenity of the countryside. It is therefore considered that the proposed siting of the building is acceptable.

In terms of increased odours, Environmental Health have raised no objection to the proposal. The keeping of horses on this countryside site is acceptable and accords with policy RD2 of the North Lincolnshire Local Plan. The disposal of surface water can be dealt with by planning condition. Issues of loss of view, maintenance and potential ground collapse are not material considerations in this case. The proposal accords with policies RD10, RD2, DS1 and DS5 of the North Lincolnshire Local Plan.

**RECOMMENDATION      Grant permission subject to the following conditions:**

1.  
The development must be begun before the expiration of three years from the date of this permission.

**Reason**

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

2.  
The development hereby permitted shall be carried out in accordance with the following approved plans: drawing no. 202009-01 received on 10 February 2010 and location plan date stamped 11 January 2010.

**Reason**

For the avoidance of doubt and in the interests of proper planning.

3.  
The building hereby permitted shall not be used other than for residential purposes and for purposes incidental to that residential use, and for the avoidance of doubt shall not be used for the purpose of any trade, business or profession without a specific grant of permission in that behalf.

Reason

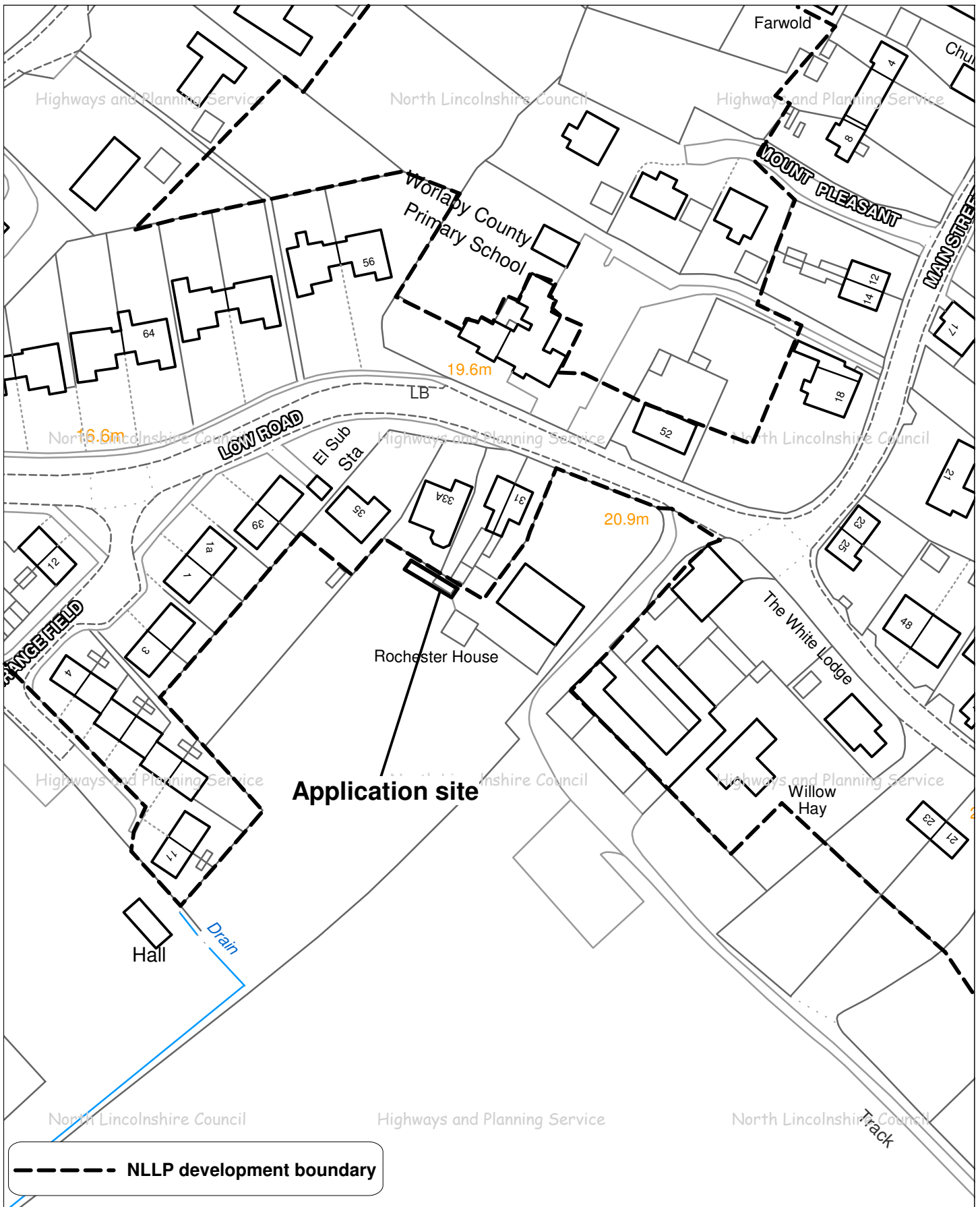
To prevent the uncontrolled introduction of a use which may potentially have an adverse impact on the character of the surrounding area without an opportunity to examine this against the criteria in policy DS4 of the North Lincolnshire Local Plan.

4.

Before development commences on site details of the method of surface water disposal shall be submitted to and approved in writing by the local planning authority. Thereafter only the approved scheme shall be implemented on site and retained as such at all times.

Reason

In order to provide satisfactory surface water disposal in accordance with policy DS14 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0025

OS Grid Ref: TA01341373

Drawn by: KC

Scale: 1:1250

Date: 22/02/2010



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



**Highways and Planning Service**

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