

APPLICATION NO	PA/2010/0905
APPLICANT	Mr & Mrs T Thomson
DEVELOPMENT	Planning permission to erect a detached house and garage
LOCATION	Land to the rear of The Old Vicarage, Vicarage Lane, Redbourne
PARISH	REDBOURNE
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Parish Council

POLICIES

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Redbourne as a minimum growth settlement and policy ST3 (Development Limits) shows the site as being outside the development boundary for the village.

Policy H5 (New Housing Development) sets out the criteria to control new housing development and ensure consistency in design and layout.

Policies H8 (Housing Mix and Design) and DS1 (General Requirements) also apply.

The site is in the conservation area (policy HE2) where the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Policy HE5 (Development affecting Listed Buildings) applies because the site is close to and may affect the setting of two listed buildings.

CONSULTATIONS

Highways: No objection subject to a condition (3).

Anglian Water Developer Services: No response.

PARISH COUNCIL

Object to the application on the following grounds:

- the plot is outside the development boundary
- the plot is within the conservation area and within the curtilage of two listed buildings – it would have an adverse impact on both

- access would be via an acute blind corner leading into Vicarage Lane adjacent to the entrance to the village play area and public footpath
- increase in traffic which raises concern for road safety
- increased risk of flooding to parts of the village which have flooded recently.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. One letter has been received stating that there is no objection to the proposed development.

ASSESSMENT

This application relates to a 0.17 hectare plot of land to the south-east of Vicarage Lane adjacent to The Old Vicarage which originally formed part of its extensive grounds. It is proposed to erect a two-storey four-bedroom detached dwelling and attached garage with one of the bedrooms and a study in the roof area. The immediate surrounds are characterised by relatively large dwellings set in equally spacious plots.

The main issues which need to be addressed in determining this application are whether there is justification for allowing development in this location outside the development boundary and whether it respects its setting adjacent to listed buildings within the conservation area.

Planning permission was granted for a dwelling on this site in 1988 when the land was included within the development boundary of the former local plan. A certificate of lawful use (PA/2009/0533) established that the 1988 permission is extant by virtue of the fact that a road had been constructed to serve the development within the time limit of the permission. Hence the site could be developed in accordance with this previous permission. However, it is considered that the design of the house approved in 1988 is outdated and the applicants wish to change the house type to one that is more in keeping with its conservation area/listed building setting. The dwelling now proposed replicates details found in 'period' properties within the village and adopts the vernacular style of the wider area. Accordingly gable ends, chimney stacks, window proportions and styles are used, whilst the proportion of the mass of the building and the gutter and ridge heights are similar to adjoining properties along Vicarage Lane. The materials of construction have been well chosen – recycled bricks and a contrasting roof covering of natural clay pantiles and slate.

It has been suggested that the site access would be on a blind corner into Vicarage Lane and this, together with increased traffic generated by the proposed dwelling, would reduce road safety. However, Highways have not raised this as an issue.

Concern has been expressed that the development could increase the risk of flooding within the village. There has been no indication from the water authority to substantiate this view but the council's drainage engineer has recommended certain flood resilience and resistance measures which should be incorporated into the design of the building. These suggestions would be sent to the applicants as an informative on any permission granted.

In addition, the Environmental Protection team consider that the site may have been used for agricultural purposes in the past with the potential for contaminants and accordingly have requested a precautionary condition. Similarly, the council's Historic Environment

Record Officer has identified the site as one of archaeological importance and has indicated the need for a watching brief on archaeology grounds should permission be granted.

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: 4011-1A, 4011-2A and 4011-3A.

Reason

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

3.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

5.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance

- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

6.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

7.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

8.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

9.

No development shall take place until detailed drawings of the windows and doors, at a scale of 1:10, have been submitted to and approved in writing by the local planning authority.

Reason

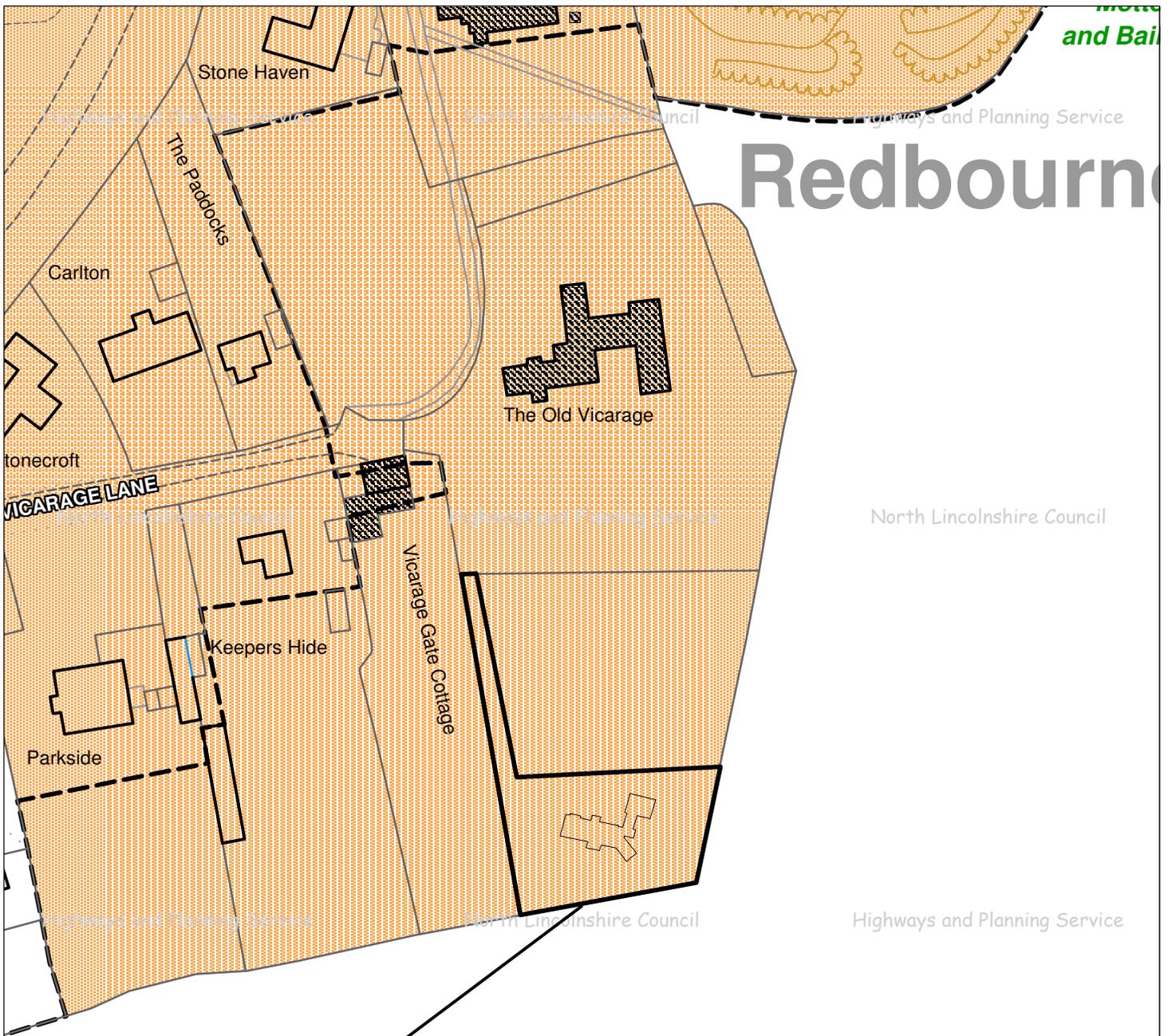
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

10.

The approved arboricultural method statement detailing the method of protecting the existing trees on the site throughout the construction period shall be adhered to until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees, without the written approval of the local planning authority.

Reason

In order that the local planning authority may be satisfied that the trees to be retained on site will not be damaged during construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.



Application site showing approximate position of proposed dwelling

<p>North Lincolnshire Council</p> <p>Highways and Planning</p>	<p>--- NLLP development boundary</p> <p>Conservation Area</p> <p>Listed Building</p>
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Drawing Title: 2010/0905

OS Grid Ref: SK97359982

Drawn by: KC

Scale: 1:1250

Date: 04/10/2010



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Highways and Planning Service

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