

APPLICATION NO PA/2010/1108

APPLICANT Mr & Mrs T Lowther

DEVELOPMENT Planning permission to erect a replacement dwelling (resubmission of PA/2010/0570)

LOCATION 75 Scawby Road, Scawby Brook, Scawby

PARISH **SCAWBY**

WARD Ridge

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Contrary to policy

POLICIES

North Lincolnshire Local Plan: Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to replace dwellings in the open countryside will only be permitted provided that the replacement dwelling would not exceed the volume of the original dwelling which it is to replace by more than 20% and would not be substantially higher in elevation.

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Permission will only be granted for development which is for the replacement of an existing dwelling provided that the development would not be detrimental to the character or appearance of the open countryside in terms of siting, scale, massing, design and use of materials.

Policy ST3 (Development Limits) states that development in the open countryside will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

Policies H1 (Housing Development Hierarchy), T1 (Location of Development), T2 (Access to Development) and DS1 (General Requirements) also apply.

Policy H3 (Previously Used Land) states that the development of previously used land will be preferred in sequence to the take-up of greenfield sites in a locality.

CONSULTATIONS

Highways: Do not wish to restrict the grant of planning permission.

Internal Drainage Board: Comments made regarding soakaways.

PARISH COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified and nine letters of support have been received:

- the site had become a dangerous rat-infested tip; the current owners have tidied it up and if the application is approved then this area would be greatly enhanced
- prior to this application the site was an utter disgrace; the new owner has transformed the plot ready for this application
- in keeping with the surrounding buildings.

ASSESSMENT

The application site is occupied by a two-storey detached cottage which is currently in a dilapidated state and which has been partially extended under a previous permission. The site has not been regularly maintained over recent years although it is understood from supporters' letters that the current owner has made a lot of effort to tidy up the site and address problems such as vermin. There is an existing vehicle access into the site adjacent to 73 Scawby Road.

The site lies in the open countryside. There are existing properties either side of and behind the site and the dwellings along Scawby Road are a mixture of styles and designs.

A previous application (PA/2010/0570) was refused permission on the grounds of an excessive increase in the size of the proposed dwelling from the existing; the current scheme has been submitted following negotiations with officers.

The main issue in determining this application is whether or not the scale and size of the replacement dwelling is appropriate in this open countryside location. Additional issues are whether the replacement dwelling is acceptable in design terms and whether it will be in keeping with the area.

It should be noted that the replacement dwelling will be substantially larger in scale than the house it is to replace but the plot is large enough to accommodate the replacement dwelling. Policy RD10 specifically sets a limit on the increase in the size of new dwellings to 20%. The existing dwelling on this site is 255.9m³; the proposed would be 731.1m³, an increase of 185%. The original dwelling and outbuildings had a floor area of 108m² whereas the new build would be 216m². The scheme has been altered since the earlier refusal by reducing the size of the conservatory as well as reducing the amount of first floor accommodation. Permission was granted for extensions and alterations to the original cottage in 2007 (PA/2007/0546) which have been implemented but not completed. However, the site is in a built-up area and there are other large two-storey houses in the street. There is a two-storey property set behind the site and the site is not isolated or prominent even though it is technically in the open countryside. The size and scale of the replacement dwelling will not be out of keeping with the large detached and terraced dwellings located in the immediate vicinity of the site.

There will be no demonstrable loss of amenity through loss of light or overbearing impact.

There is an existing vehicle access and dropped-kerb into the site. This would allow demolition and construction traffic to enter the development site and not result in obstruction of the highway.

The proposed development is considered to be acceptable for the reasons given above and also given that the site is large and the existing dwelling very small.

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: 122010-01 issue A and the site and block plans received on 28 September 2010.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development 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.

4.

Before the dwelling is first occupied all en suite windows shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

5.

Notwithstanding the provisions of Classes A to E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no extensions or outbuildings shall be erected on the site or alterations made to the roof other than those expressly authorised by this permission.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS1 of the North Lincolnshire Local Plan.



Application site including position of proposed dwelling and garage hatched

Drawing Title: 2010/1108

OS Grid Ref: SE98950681

Drawn by: KC

Scale: 1:1250

Date: 27/10/2010



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