

APPLICATION NO	PA/2010/1245
APPLICANT	Mr K Clark
DEVELOPMENT	Planning permission to erect a replacement detached dwelling
LOCATION	Klemperer Woodside Lane, Wroot
PARISH	WROOT
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision & Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, and that greater emphasis should be placed on meeting local needs in rural areas.

Policy H2 (Managing and Stepping up the Supply and Delivery of Housing) applies.

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.

Policy DS1 (General Requirements) Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;

- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

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.

Yorkshire Water: No comments – refer to Severn Trent.

Severn Trent: No objections or comments.

Environment Agency: Refer to standing advice, finished floor levels required, otherwise Flood Risk Assessment appropriate.

PARISH COUNCIL

No representation received.

PUBLICITY

Neighbouring properties have been notified by letter. No representations have been received.

ASSESSMENT

The application site, on the north side of Woodside Lane, is occupied by a detached dormer bungalow with existing vehicular access.

The site lies in the open countryside, outside the development boundary for Wroot. There are existing properties either side of, opposite and behind the site and the dwellings along Woodside Lane are a mixture of styles and designs.

A previous application (PA/2010/1071) was withdrawn following officers' concerns regarding the proposed increase in the size of the proposed dwelling relative to the existing; the current scheme has been re-submitted following negotiations with officers. The scheme has been reduced in size and redesigned to meet a previous concern by the neighbour (who has not objected to the new scheme) and to meet the concerns of 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 dwelling 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% and states they should not be significantly higher. The existing dwelling on this site is

516.76m³ with a ridge height of 6.43m; the proposed would be 970m³ with a ridge height of 7.6m, a volume increase of 88% and a change in height of 1.17m. However, the site is in a row of dwellings 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 other large detached dwellings located in the immediate vicinity of the site.

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

The sequential test for flood risk has been passed and the agent has confirmed finished floor levels would be in keeping with the Environment Agency's standing advice.

The Environment Team recommends refusal of the application as no bat survey has been submitted: however, the existing building on the site is modern and there is no evidence that there are bats on the site. In this instance it would be reasonable to deal with the issue by imposing a condition.

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.

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: Sheet 1 of 1 and the site and block plans received on 28 October 2010.

Reason

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

3.

No development shall take place until a survey has been undertaken to establish whether there are bat roosts in the trees/building(s) within the site. The survey shall indicate what mitigation measures are to be undertaken to ensure bat access to roosts is incorporated within the development and shall be agreed in writing by the local planning authority before development is commenced.

Reason

To safeguard the habitat of a protected wildlife species in accordance with policy LC5 of the North Lincolnshire Local Plan.

4.

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

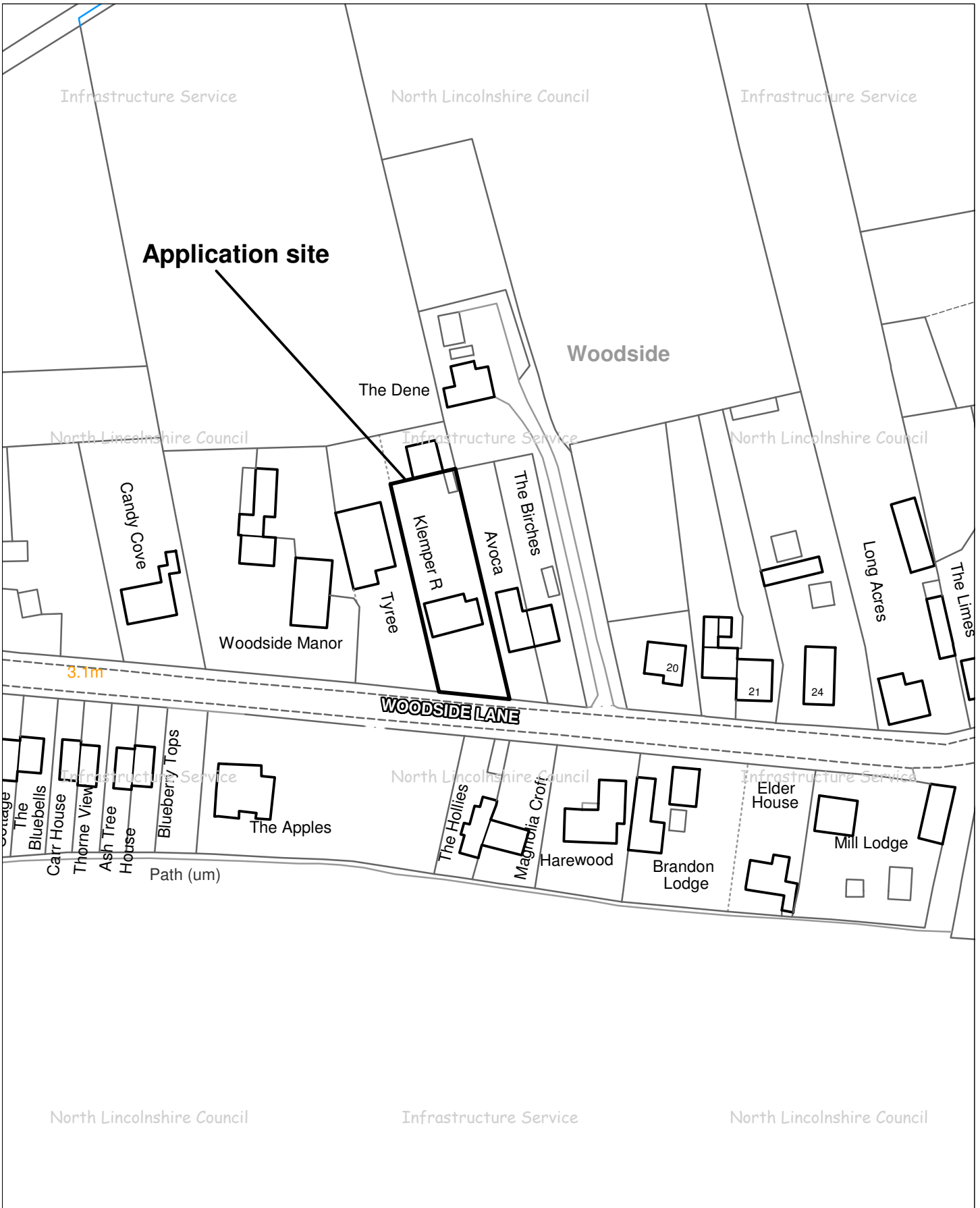
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

No development shall take place until the finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in full accordance with the approved details and with the Flood Risk Assessment submitted with the application.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.



Drawing Title: 2010/1245

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