

APPLICATION NO	PA/2010/1462
APPLICANT	Mr & Mrs P Cannell
DEVELOPMENT	Planning permission to make alterations, erect a garage and front boundary wall, and alter existing vehicular access
LOCATION	Mildenbergh House, Barrow Road, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council

POLICIES

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Goxhill as a minimum growth settlement.

Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design, and impact on amenity.

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside) applies and states that extensions should not exceed 20% of the original dwelling (exclusive of normal permitted development rights) or form the dominant visual feature. A high standard of design is required and the amenity of neighbours and appearance of the area should not be adversely affected.

Supplementary Planning Guidance 1 gives detailed advice on householder development.

CONSULTATIONS

Highways: Advise a condition (3).

PARISH COUNCIL

Objects on the following grounds:

'The site lies outside of the village development boundary and is surrounded by open countryside. The Parish Council consider that the removal of the front hedge and replacing it with a brick wall is not in keeping with the rural street scene and character of the surrounding area.'

PUBLICITY

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

ASSESSMENT

This application seeks permission for alterations to the dwelling and the erection of a detached garage and entrance gates and wall at the front of the site.

The site is outside the development boundary for Goxhill.

The main issues in the determination of this application are whether the proposed development is in keeping with the character of the area, and whether the proposals would comply with policy RD10 of the North Lincolnshire Local Plan.

The application site is a two-storey house on the south side of Barrow Road, Goxhill. There are neighbours on either side, but they are quite a distance away and their living conditions would not be harmed.

The proposed works include alterations to the front elevation of the property, alterations to the access including gates and a wall, and a new detached garage at the front of the site.

There are mature trees close to the proposed garage but the Environment Team's Tree Officer has not commented/objected; the erection of the garage is acceptable. The trees are not of such amenity value as to warrant refusing permission in any event.

The parish council object as they feel the proposed wall and gates on the front boundary are not in keeping with the open countryside, however the scale and design are considered acceptable and not harmful to the character and appearance of the area. Close by there are several large detached properties with outbuildings and domestic paraphernalia and the proposed wall and gates are fairly minor in the context of the surrounding buildings.

It is considered, after taking account of the issues raised by the parish council, that the application is acceptable in planning terms and it is recommended for approval.

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: PAC/01/2010 and site plan received on 14 December 2010.

Reason

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

3.

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

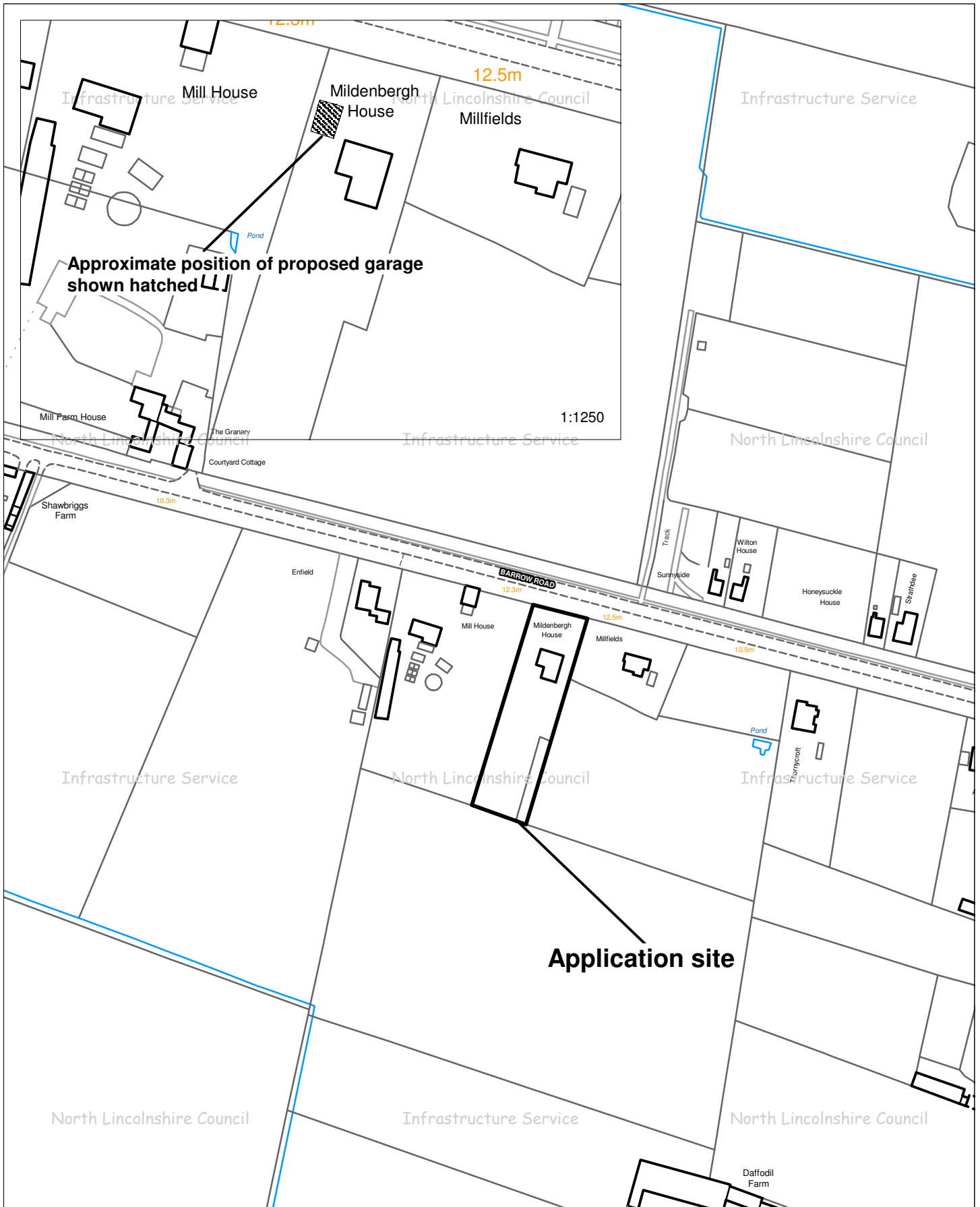
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No part of the wall shall be within the limits of the adopted highway.

Reason

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



Drawing Title: 2010/1462

OS Grid Ref: TA09382082

Drawn by: KC

Scale: 1:2500

Date: 25/02/2011



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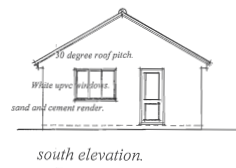
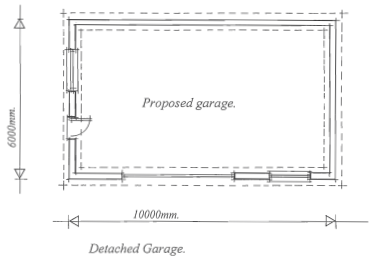
NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



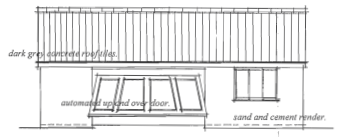
Infrastructure Service

Director,

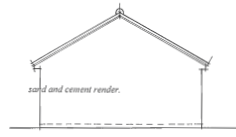
Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE



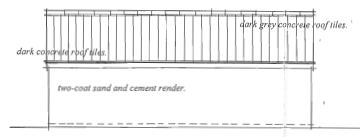
south elevation.



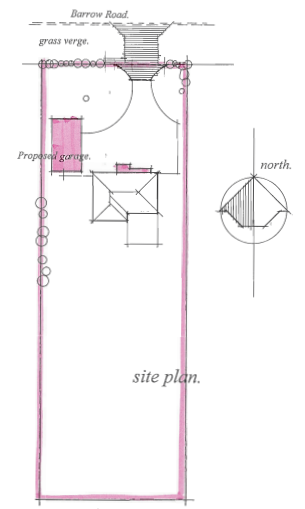
east elevation.



north elevation.



west elevation.



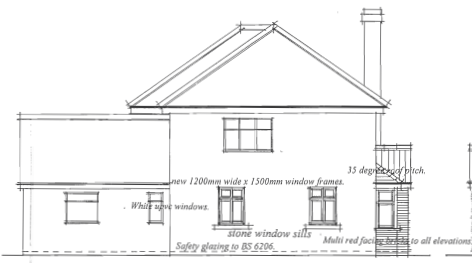
site plan.



proposed north elevation.



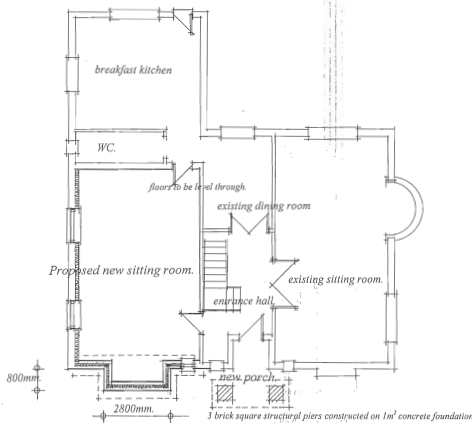
existing north elevation.



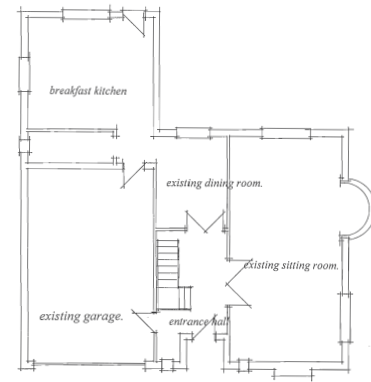
proposed east elevation.



proposed west elevation.



proposed ground floor plan.

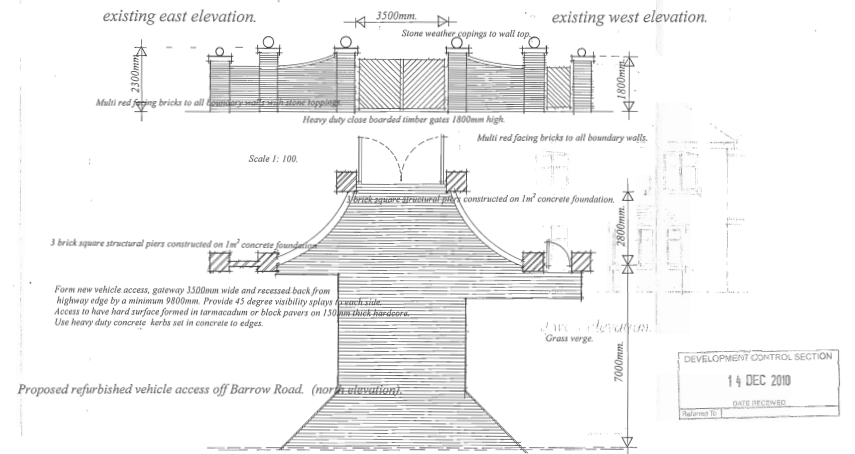


existing ground floor plan



existing east elevation.

existing west elevation.



Proposed refurbished vehicle access off Barrow Road. (north elevation).

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26 HORASTOW ROAD
 BAXTON-UPOON-HUMBER
 DN18 5DZ
 TEL: 01522 822222

Client:
Mr. P & Mrs. A. Camell

Job Title:
**Mildenbergh House
 Barrow Road
 Goxhill
 North Lincolnshire.
 DN19 7LN**

Drawing Title:
**Proposed conversion of garage
 to sitting room & erection of
 detached garage including
 including new vehicle access
 and boundary treatment.**

Scales:
 1: 100, 1: 500 & 1: 2500
 Date: November 2010.

Drawing Number: **PAC / 01 / 2010**

DEVELOPMENT CONTROL SECTION
14 DEC 2010
 DATE RECEIVED