

**APPLICATION NO** PA/2012/0328

**APPLICANT** Mr A W Riley

**DEVELOPMENT** Outline planning permission to erect 3 dwellings, garage and private road with all matters reserved

**LOCATION** Adjacent to the south boundary of 49b Moorwell Road, Bottesford

**PARISH** **BOTTESFORD**

**WARD** Bottesford

**CASE OFFICER** Mark Simmonds

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Bottesford Town Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development, and paragraph 56 asserts that good design is a key aspect of sustainable development, and should contribute positively to making places better for people.

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

**North Lincolnshire Local Plan:** Policy H8 (Housing Design and Housing Mix)

Policy DS1 (General Requirements)

**North Lincolnshire Core Strategy:** Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

## **CONSULTATIONS**

**Highways:** Advise conditions (10 to 13).

**Council's Drainage Engineer:** No objections subject to conditions.

**Historic Environment Record:** Advises conditions.

**Severn Trent Water Ltd:** No comments.

**Shire Group of Internal Drainage Boards:** Advises drainage conditions.

## **TOWN COUNCIL**

Object to the proposal. Bottesford Town Council object to the proposed planning application. Density issues with too many dwellings proposed for the size of the site. Also flooding issues with the site being situated on a steep slope. Drainage, sewage and foul water will run down the hill. Clarification how this will be resolved. Rosedale is at the bottom of this development and will be affected. Flooding is an issue.

## **PUBLICITY**

Neighbouring properties have been notified and letters have been received raising objections/concerns on the following grounds:

- unimpressed with drain to be installed through driveway/front garden
- drainage not fully shown
- the site is not suitable for three properties
- how many dwellings are proposed? Are they all bungalows?
- possibility of landslip – the area has a history of unstable soil
- concerned as is on a steep slope, any special arrangements for drainage?
- privacy
- is the only access off High Street?
- object on road safety grounds, the site is 50m/75m to Moorwell Road/Endcliff Avenue – would increase vehicular traffic on a route used as a rat run; the road narrows and has a curve on this stretch – traffic emerging would be a hazard
- would only want single-storey dwellings to protect privacy
- one dwelling with the traffic problem would be more acceptable

## **ASSESSMENT**

The application site is currently vacant land off Yaddlethorpe High Street. The site is located in a built-up residential area. The site is on a steep hill running down to Rosedale.

This application seeks outline planning permission for three single-storey detached dwellings. Access to the dwellings would be from an existing access on Yaddlethorpe High Street.

Also on this agenda is PA/2012/0354 which seeks full planning permission for the plot at the top of the site, closest to High Street.

**The main issues in the determination of this application are whether the proposed development would be harmful to the amenities of neighbouring properties, whether there would be a traffic hazard and whether it would lead to drainage problems and increased flooding in the immediate area.**

No objections have been received from Severn Trent, the Environment Agency or the council's engineer regarding the drainage of the application site and the site lies in an area of low flood risk (Flood Zone 1). The council's drainage engineer has no reports of flooding in the immediate vicinity of the site and he confirms that Environment Agency plans showing areas at risk of pluvial (surface water) flooding do not identify any significant risk of flooding within the development site.

The site is on a very steep slope and surface water will have to be properly addressed to ensure no run-off onto neighbours' properties or onto the highway. Foul sewerage can be connected to the mains in Rosedale, the applicant having ownership of a strip of land running down to Rosedale. Conditions can be imposed requiring details of soakaways to be agreed before development commences to ensure that they will be effective in this location. Subject to this condition, and for the reasons outlined above, it is considered that the proposed dwellings will not put an unacceptable burden on the drainage system in the area and will not lead to an increased risk of flooding.

The proposed dwellings sit well within the site and there is more than adequate space to provide three detached dwellings along with an adequate area of garden space for each dwelling.

Highways raise no objection to the scheme and there would not be a highway hazard created. Conditions need to be imposed regarding the new roadway and waste collection. The original plans included a road which a dustbin lorry could negotiate for bin collection. The applicant has now decided to have bin collection at the front entrance and Highways do not object to this.

The properties would all be single-storey, and this can be ensured by condition. Although a number of dwellings surround the site, the proposed dwellings would all be single-storey, therefore the proposed dwellings will not be harmful to the amenities of neighbouring properties by way of loss of privacy or overshadowing. The dwellings will be in keeping with the built-up surroundings and will have no adverse impact on the character and appearance of the area.

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

1. Approval of the details of the layout, scale, and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

**Reason**

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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 a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

9.

The dwellings shall be single-storey only with no first floor accommodation and no window openings in the roof.

Reason

To protect the amenity of neighbours and to comply with policy DS1 of the North Lincolnshire Local Plan and policy CS5 of the North Lincolnshire Core Strategy.

10.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

11.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

No dwelling on the site shall be occupied until the private driveway has been completed, to a standard to be agreed beforehand in writing with the local planning authority, up to its junction with the vehicular access to that dwelling.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

13.

None of the dwellings shall be occupied until bin storage and collection facilities have been provided in accordance with details to be submitted to and approved in writing by the local planning authority beforehand.

Reason

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

### **Reasons for approval**

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are policies DS1 and H8 of the North Lincolnshire Local Plan and policies CS1, CS2, CS3, CS5 and CS7 of the North Lincolnshire Core Strategy.



**APPLICATION SITE**

Drawing Title: 2012/0328

OS Grid Ref: SE88620696

Drawn by: SJB

Scale: 1:1250

Date: 09/05/2012



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2011

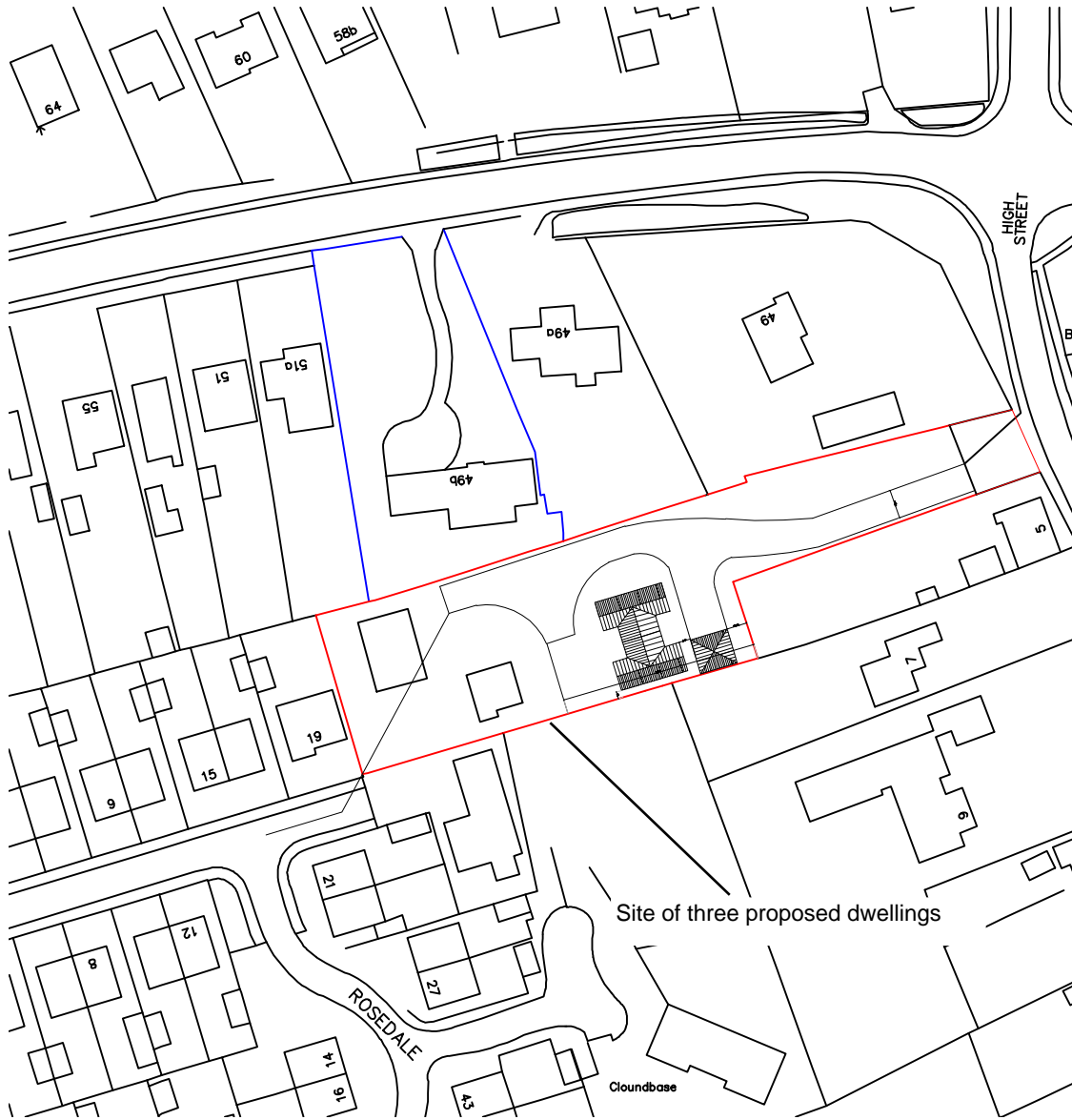


**Regeneration and Planning**

Head,

**Marcus Walker BA (Hons), Dip URP, MA, MRTPI**

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.



**PROPOSED SITE LOCATION PLAN**