

APPLICATION NO PA/2012/0354

APPLICANT Mr A W Riley

DEVELOPMENT Planning permission to erect a detached bungalow and garage

LOCATION Land adjacent to the south boundary of 49b Moorwell Road, (access from High Street), Bottesford

PARISH **BOTTESFORD**

WARD Bottesford

CASE OFFICER Mark Simmonds

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Officer discretion

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 Environmental Protection Team: Advise a condition.

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

Historic Environment Record: Advises conditions.

Shire Group of Internal Drainage Boards: Advises a drainage condition.

TOWN COUNCIL

No objection to a single bungalow on PA/2012/0354. Raise concerns about drainage/sewage and foul water disposal as this site is on a steep rise. Reiterate objection to PA/2012/0328.

PUBLICITY

Neighbouring properties have been notified and a site notice displayed. Letters have been received raising objections/concerns on the following grounds:

- drain to be installed through driveway/front garden
- concerned about drainage system, land is clay and extremely poor and most of their water runs to the main surface water drainage system; concerned that existing properties could suffer from flooding/subsidence

One neighbour has written to state that they have no objection to this application for one dwelling but do object to the concurrent outline application for three.

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 planning permission for one single-storey detached dwelling. Access to the dwelling would be from an existing access on Yaddlethorpe High Street.

Also on this agenda is PA/2012/0328 which seeks outline planning permission for three single-storey dwellings, including this plot.

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 at the top of 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 dwelling 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 dwelling would be low profile and would have a minimal impact upon surrounding neighbours, it would sit well within the site and there is more than adequate space to provide a dwelling along with an adequate area of garden space.

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 property would be single-storey, and this can be ensured by condition. Although a number of dwellings surround the site, as the proposed dwelling would be single-storey, it will not be harmful to the amenities of neighbouring properties by way of loss of privacy or overshadowing. The dwelling would 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.

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: R.01/12/02 Rev B, R.01/12/03 Rev A and R.01/12/01.

Reason

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

3.

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.

4.

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.

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 dwelling 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.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) 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 the dwelling shall not 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.

The proposed dwelling shall not be occupied until the private driveway has been constructed, in accordance with the approved details, up to the junction of the vehicular access serving it.

Reason

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

13.

The dwelling shall not 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.

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.



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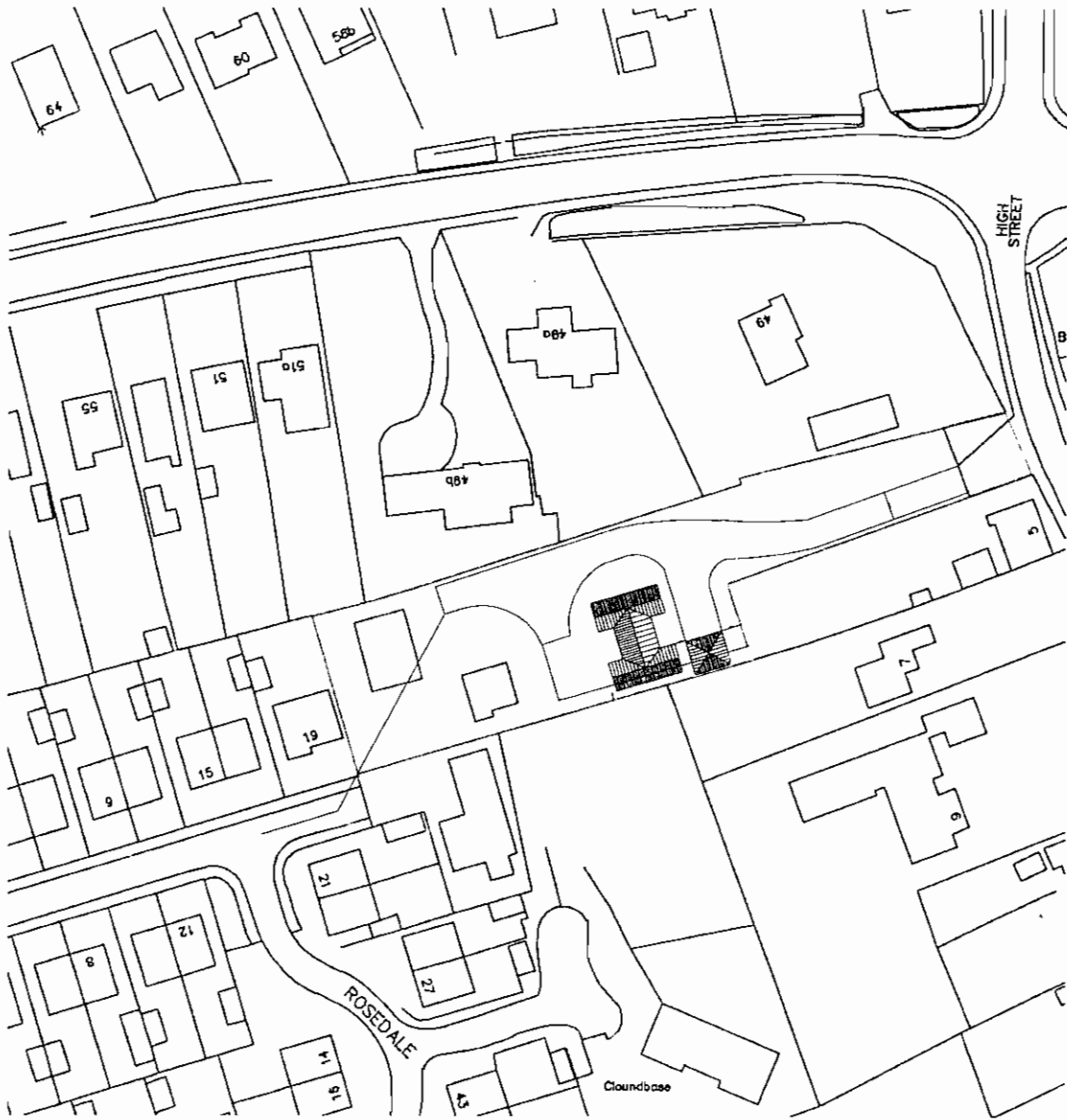


Regeneration and Planning

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PROPOSED SITE LOCATION PLAN