

APPLICATION NO	PA/2012/1379
APPLICANT	Mr M Stothard, CHS Properties
DEVELOPMENT	Planning permission to erect a detached dwelling (including demolition of existing dwelling)
LOCATION	7 West End Road, Epworth
PARISH	EPWORTH
WARD	Axholme Central
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy RD10 of the North Lincolnshire Local Plan

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.

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

North Lincolnshire Local Plan: Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

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: No objection subject to conditions 4 to 7.

Severn Trent Water Ltd: No objection or comments.

Yorkshire Water: No objection or comments.

Environment Agency: No objection or comments.

Water Level Management Board: No objection subject to a condition.

Public Rights of Way: No objection or comments.

TOWN COUNCIL

No objection or comments.

PUBLICITY

Neighbouring properties have been notified. No comments or objections have been received.

ASSESSMENT

The application site is a two-storey detached dwelling located on the main West End Road in Epworth. The dwelling is currently unoccupied and appears to have been so for some time as it is in a state of disrepair and the garden was, until recently, overgrown and neglected. The site is located outside the development boundary for Epworth and as such is considered to be in the open countryside. The surrounding area is predominantly residential in nature and the site is surrounded by a mix of different dwellings on all sides except to the rear where it backs onto an agricultural/commercial property with a number of greenhouses and agricultural buildings. The dwelling is orientated so that its principal

elevation faces the side and its side gable, which is built up to the back of the footpath, faces the highway. This application seeks planning permission to demolish the existing dwelling and replace it with a new, larger detached two-storey dwelling.

The main issues to consider in the determination of this planning application are whether the proposed dwelling would be harmful to the character and appearance of the open countryside and whether the size of the proposed dwelling is acceptable contrary to the provisions of policy RD10 of the North Lincolnshire Local Plan.

The site is located outside the development boundary of Epworth, in the open countryside, and as such the erection of a new dwelling would not normally be supported in this location. However policies RD2 and RD10 of the North Lincolnshire Local Plan allow for the erection of one for one replacement dwellings in the open countryside and this is one of the scenarios where a new dwelling may be considered acceptable in an open countryside location. Policy RD10 of the North Lincolnshire Local Plan is the most relevant policy in this instance and sets out the criteria against which applications for replacement dwellings in the countryside will be assessed. One of these criteria is that the replacement dwelling should not exceed the volume of the original dwelling by more than 20% excluding normal permitted development rights. The reason for this restriction is to ensure that new development does not have a detrimental effect on the character or visual amenity of the open countryside.

The proposed dwelling is approximately 60% larger in volume than the existing dwelling on the site. This is considerably more than the 20% increase in volume allowed by policy RD10. However the application site is not located in an isolated or sensitive position in the countryside. Rather, the surrounding area is largely developed with dwellings along both sides of West End Road, an agricultural/commercial property to the rear and a modern residential development (The Poplars) to the south-east. A number of the surrounding dwellings, particularly those on The Poplars, are large, detached, modern dwellings. Furthermore, dwellings in the surrounding area differ greatly in size, design and use of materials. For these reasons the proposed development will have a minimal impact on the character and visual amenity of the countryside.

The existing dwelling has been unoccupied for a significant period of time and has fallen into a state of some disrepair. Until recently the site has been overgrown with vegetation and has had a scruffy appearance. Therefore the application site and the existing dwelling make no positive contribution to the appearance of the area and in fact the existing dwelling has a negative impact on the street scene. The proposed development will tidy up the application site and will prevent it from deteriorating further. As such the development will benefit the area and will constitute an improvement to the visual amenity of this section of West End Road. The application site is a relatively large plot of land and as such the large replacement dwelling will not appear cramped or out of place. The proposed dwelling will not be out of keeping with surrounding dwellings as there are a number of large, modern properties in the immediate area. Therefore the proposed dwelling, despite it being 60% larger than the existing dwelling on the site, will not be detrimental to the character or visual amenity of the countryside. The proposed development will actually have a positive impact on the visual amenity of the area and as such, whilst it is contrary to the provisions of policy RD10 of the North Lincolnshire Local Plan, it should be supported.

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: 12027/01 Rev B, 12027/02, 12027/03, 12027/04 and 12027/10.

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.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

5.

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

Reason

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

6.

The proposed vehicular access and parking arrangement shall be set out and established in accordance with the details submitted on amended drawing number 12027/01 Rev B.

Reason

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

7.

Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the frontage of the vehicle parking area.

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 DS1, RD2 and H8 of the North Lincolnshire Local Plan, CS1, CS2, CS3, CS5, CS7 and CS8 of the North Lincolnshire Core Strategy and national policy set out in the National Planning Policy Framework.

Informatives

1. The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:
 - before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
 - before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.
2. In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

