

APPLICATION NO	PA/2014/0123
APPLICANT	Mr & Mrs G Suszczenia
DEVELOPMENT	Planning permission to erect three dwellings
LOCATION	Greenhill Stores, 2 Greenhill Road, Haxey
PARISH	HAXEY
WARD	Axholme South
CASE OFFICER	Nicholas Lawrence
SUMMARY RECOMMENDATION	Subject to the completion of a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

North Lincolnshire Local Plan: Policy H8 (Housing Design and Mix) seeks to ensure that residential development takes account of the surrounding environment and complements the area whilst not precluding innovative design.

Policy T19 (Car Parking Provision and Standards) – proposals should include adequate parking to fully meet demand.

Policy LC12 (Protection of Trees, Woodland and Hedgerows) – landscaping, and tree and hedgerow planting schemes, will be required to accompany applications for new development.

Policy DS1 (General Requirements) sets out criteria against which all proposals in the development and use of land will be considered and includes reference to quality of design, amenity, conservation, resources and utilities.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire) provides clear priorities for the distribution and location of development.

Policy CS2 (Delivering More Sustainable Development) sets out how policy CS1 will be applied and notes that design should be of a high standard.

Policy CS3 (Development Limits) looks to restrict development within defined settlement limits and will restrict development outside these boundaries to development that is essential to the functioning of the countryside.

Policy CS5 (Delivering Quality Design in North Lincolnshire) sets out the key design principles for all new development with the aim of ensuring that development supports the creation of a high quality built environment that is attractive to residents and visitors.

Policy CS9 (Affordable Housing) looks to attract affordable housing schemes based upon the scale of the proposed development and its location.

Policy CS27 (Planning Obligations) sets out the council's approach to negotiating planning obligation agreements, either by on-site development or an off-site payment.

National Planning Practice Guidance: Design – requires design to be of a high standard without prescribing the appearance of any building.

National Planning Policy Framework: Establishes a presumption in favour of sustainable development that should be seen as a golden thread running both through plan-making and decision-taking. Core Planning Principles – underpin decision-taking and include, in part, the securing of high quality design and standards of amenity, different roles and the character of different areas, and encourage the effective use of land. Establishes an overarching requirement to significantly boost the supply of housing.

Section 6 – Delivering a wide choice of quality homes will permit housing development on windfall sites where such sites have provided a reliable source of supply.

Section 7 – Requiring good design is an aspect of sustainable development and planning policies should not attempt to impose architectural styles or particular tastes.

CONSULTATIONS

Highways: No objection subject to conditions addressing surface water run-off; parking/turning areas provided prior to occupation of dwellings; no dwellings occupied until driveway has been completed to a standard agreed in writing with the local planning authority.

Environmental Health: No objection subject to conditions on hours of building operations.

Tree Officer: No objection.

Strategic Housing: Seek an affordable housing financial contribution.

PARISH COUNCIL

Strongly object – over-development of site; not in keeping with the surrounding builds and the general look of the central village location, and backland development. The access for the extra vehicles is not acceptable on a busy, highly unsafe highway area. The proposed properties are not very sympathetic to the surrounding buildings and are not in keeping with the surrounding street scene. The proposal is over-development of the site on an already busy highway. The application is in the centre of the village, next to a heritage site.

PUBLICITY

Neighbouring properties have been notified. Two responses have been received opposing the proposed development, which can be summarised as:

- loss of privacy
- design out of character with surrounding houses

- further traffic problems
- priced out of first-time buyers' range.

One letter expressing points to be considered in determining the application:

- relocation of house 1
- none of the trees/shrubs should be felled, removed or pruned
- deliveries, equipment and works vehicles should be parked on site during works and not on the highway.

ASSESSMENT

This application was deferred at the last meeting of the Planning Committee to enable members to visit the site prior to making a decision.

The application site is roughly a rectangular-shaped parcel of land, save for the boundary to 4 Greenhill Road, on an approximate east-west axis totalling some 0.10 of a hectare to the north and rear of 2 Greenhill Road. The application site has a depth of 48 metres and frontage onto Greenhill Road of 12 metres that extends to 26 metres at the eastern extreme of the application site.

The land is bounded to the north principally by 8 Greenhill Road then by part of the garden to 10 Greenhill Road, to the east by part of the rear garden of 9 High Street and to the south by 3 and 5 High Street and 4 Greenhill Road.

In terms of current usage, the application site is used in part for limited ad hoc parking associated with the shop and as a bin storage area, whilst the balance of the land was formerly the garden area to what is now Greenhill Stores. The application site is currently occupied by a two-storey brick building set back off the access onto Greenhill Road and two trees (a conifer and an ivy-clad apple tree).

In terms of designations, the application site is within the defined settlement limit of Haxey as set out on Inset Plan 23 of the local plan. However, the application site is not 'next to a heritage site'. The Cross Shaft on the green (a grade II listed building) is some 45 metres from the first of the proposed dwellings and there are significant existing dwellings much closer to the Cross Shaft than the proposed development.

In brief, planning permission is sought for the erection of three dwellings (one detached and a pair of semi-detached properties), together with garden/amenity areas and parking. The detached dwelling constitutes a two-bedroom two-storey property, whilst the semi-detached dwellings provide living accommodation across three floors. Both the detached and semi-detached properties have a common height of 7.13 metres. In addition, the submission allocates two parking spaces for the shop, including a disabled space.

In terms of disposition, the proposed semi-detached properties are within the eastern quadrant of the application site and run parallel with the rear boundary and outbuilding to 9 High Street. The detached dwelling is set forward (west) of the semi-detached houses by 7 metres. Access is via the southern part of the application site off Greenhill Road.

With regard to design, the proposed dwellings adopt a contemporary approach to living space by deflecting roof arrangements and incorporating bay type windows and oblique windows. The elevations comprise areas of contrasting brickwork between ground and first floor, which is differentiated at ground floor level by the use of coloured render panels. The frame of the 'bay windows' will be coloured laminate cladding, whereas the door and window frames will be fashioned from PVCu and will be grey in colour. The roofs will be covered with a tile to match that used locally to be agreed with the local planning authority should permission be forthcoming.

Car parking is accommodated by way of open timber porches attached to each of the dwellings.

As part of the scheme it is proposed to demolish the existing two-storey brick building and the new development will be subject to an agreed landscaping scheme.

The main issues in the determination of this application are: whether the proposed development would be acceptable in principle, having regard to the provisions of the development plan and other material considerations; and secondly, if acceptable in principle, would the proposed development in its detailed form be harmful to the character and appearance of the area.

The development plan for the purposes of this application comprises the adopted North Lincolnshire Local Plan and the North Lincolnshire Core Strategy. The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) constitute material considerations in the decision-taking process.

The local plan, under its aims and objectives, seeks to make optimum use of derelict and under-used land, whilst recognising the need to conserve, and where possible contribute, to the character and identity of North Lincolnshire.

The core strategy sets the overarching framework for the period to 2026 against which development proposals should be considered. The core strategy, as part of its spatial vision, sets out a series of objectives: objective 3, on the matter of delivering better homes, seeks to secure an appropriate mix, type and tenure across North Lincolnshire.

Policy CS1 sets out the broad framework for the spatial development of North Lincolnshire and establishes a settlement hierarchy. Haxey is classified as a rural settlement where small-scale development will be permitted and such development will look to make the best use of land and buildings within these settlements. Core strategy policy CS3 looks to focus development, including residential, within the defined development limits and these limits are strongly supported as a planning policy tool to concentrate development in sustainable locations. Core strategy policy CS8 reaffirms the position of policy CS1 by noting that new housing in the rural settlements can be achieved by way of small-scale infill that maintains the viability of the settlement.

At the national level the NPPF looks to boost significantly developable sites to meet the housing supply requirement. The core principles of the NPPF include, in part, the encouragement of the effective use of land. In addition, the NPPF encourages the development of unallocated housing sites (ie so called windfall sites) where such land has provided a reliable source of housing supply.

The application site is within a defined settlement boundary, in the centre of the village as noted by the parish council, is located in a settlement that can accommodate residential development, constitutes a windfall site and is deliverable. As such it is considered that the principle of residential development on this site accords with the aims and aspirations of the local plan, core strategy, NPPG and NPPF.

On the matter of efficient, effective and best use of land, the proposed dwellings are designed to provide adequate amenity space and areas of parking, as well as a clear division from neighbouring dwellings. Policy CS7 of the core strategy considers overall housing provision and references a generic net number of dwellings per hectare (dph) figure for rural settlements of 30-35 dph. The proposed development equates to some 30 dph, which is within the notional limits set within the core strategy.

It is therefore considered that the proposed development represents an effective, efficient and best use of land to deliver housing.

The adopted policies of the council and national guidance looks to encourage diversity of design and critically comments that local planning authorities should not be prescriptive in their approach to differing design forms and types. In this instance the proposed development adopts key elements common to the area, aside from scale, by the use of brick, tiles, render and PVCu windows, whilst adding new design elements such as protruding framed windows and obliquely set windows. It is considered that the proposed design accords with the adopted policies of the council and national guidance.

Part of the purpose of design is to consider context, which is not to say that the character of the area should be strictly adhered to. In this regard the character of the area is more than the visual flow of the type of buildings: it also embraces their materials, styles and the way buildings relate to their setting and the spaces they create. The character of the area is one where two-storey dwellings dominate, albeit there is no one dominant form of building or building pattern. The proposed development is set back from the highway, which is part of the development pattern of the village, and the positioning of the dwellings creates a sense of space and provides a glimpse of the village from the application site. Whilst the appearance of the dwellings is not the 'norm', allowing for the adopted policies, government guidance and the above commentary, it is considered that the proposed development will not harm the character or appearance of the area. Indeed, the development will add another layer of interest to the village.

It is accepted that privacy and the protection of general amenity constitutes a material consideration in determining planning applications, in ensuring that residents of the proposed development and those bounding any development site feel at ease within and outside their properties.

Allowing for the arrangement of the proposed dwellings, the separation distances between existing built development and the proposed residences, which are comparable to that which exists within the village, it is considered that the proposed dwellings will not harm the amenity of neighbouring properties.

On the matter of impact upon residential amenity via overlooking to neighbouring properties, the gable elevations facing the northern and southern boundaries of the application site (ie facing 3 and 5 Hill Street and 8 and 10 Greenhill Road) are blank, save for angled styled rooflights to the third floor bedrooms of the semi-detached properties. The proposed windows of the detached dwelling are set at an oblique angle to 8 Greenhill Rise

and the pattern of oblique views to neighbouring properties is repeated with regard to the semi-detached properties. Whilst the windows have oblique and limited direct views across neighbouring gardens, this is no different than currently exists in the immediate and wider area, which is typical of village settlement patterns and housing arrangements.

The application has been the subject of scrutiny by the highways department who are of the view that the proposed development will not harm highway safety.

Policy CS9 of the core strategy looks to provide affordable housing on site or by way of an off-site financial contribution. In this instance, allowing for the scale of the development, the council's Strategic Housing team is seeking a financial contribution by way of a Section 106 agreement.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 providing for a financial contribution towards the provision of affordable housing, the committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the decision be delegated to the Head of Development Management upon completion of the obligation;**
- (iii) if the obligation is not completed by 9 April 2015 the Head of Development Management be authorised to refuse the application on grounds of failure to provide a legal agreement as provided under policy CS9 of the North Lincolnshire Core Strategy; and**
- (iv) the permission so granted be 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: 90-001 Rev A - Location Plan; 90-002 Rev A - Block Plan; 90-003 Rev B Block Plan; 90-004 Phasing Strategy & 1st Floor site plan; 90-005 Existing Tree Locations and 20-102 Rev B - Proposed Elevations.

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 development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

5.

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.

6.

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.

7.

The vehicle parking facility for the shop as shown on Drawing No. 90-003 Rev B at the front of the site shall be clearly marked for the use of the shop only and shall be completed before the first dwelling is occupied. These spaces shall be retained at all times whilst the shop is trading.

Reason

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

8.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

9.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

10.

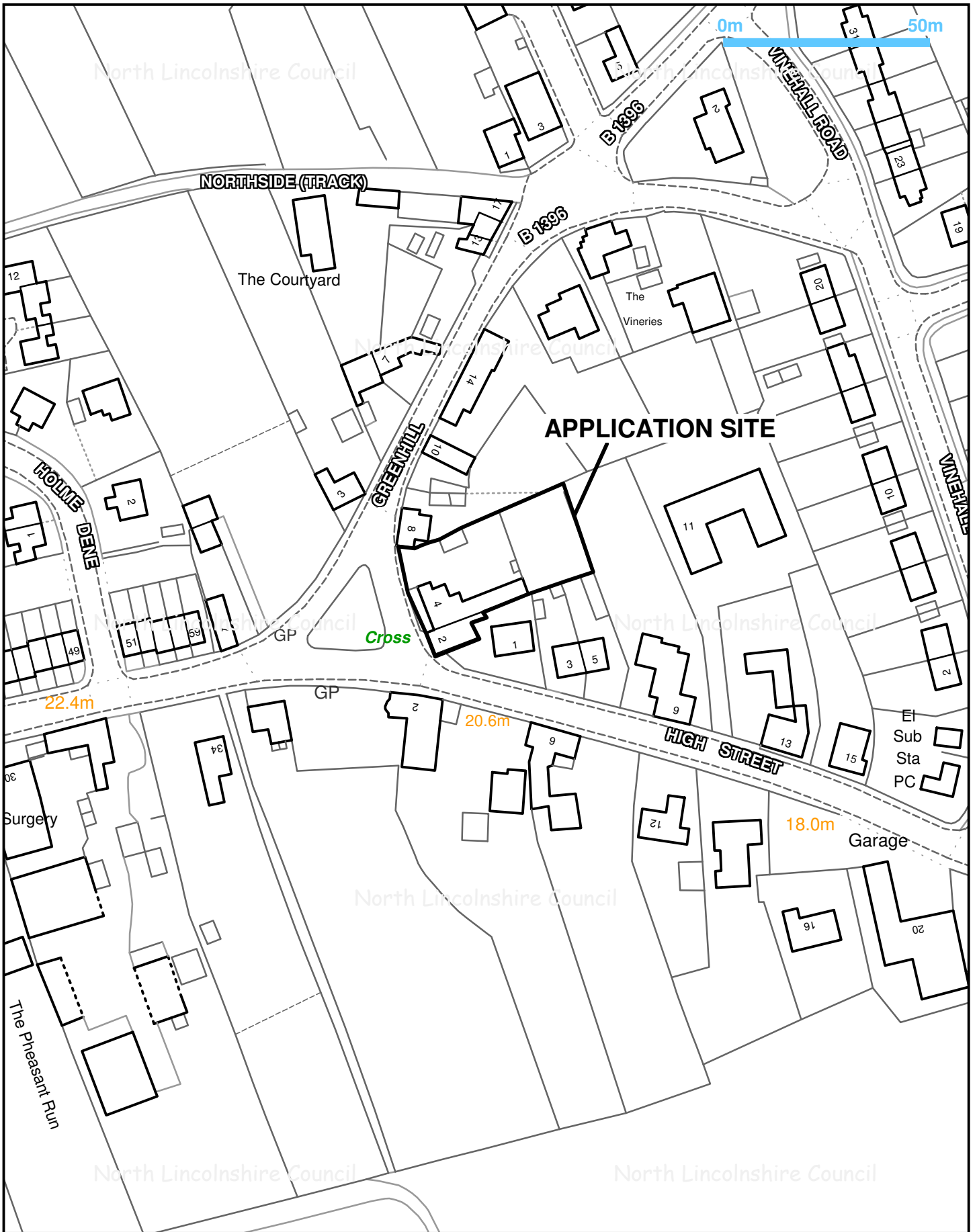
All works indicated by the approved scheme of landscaping shall be carried out within the first planting season (1 October to 31 March) and seeding season (the month of September or April) following the granting of the permission or within such extended time period as may be agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species to those originally required to be planted unless the local planning authority have given written consent to any variation.



Reason

In order to secure the timely completion and successful establishment of the approved scheme of landscaping for the site.

Informatives

1. This application must be read in conjunction with the relevant Section 106 Agreement.
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.



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