

<b>APPLICATION NO</b>	<b>PA/2008/0624</b>
<b>APPLICANT</b>	Mr & Mrs Blogg
<b>DEVELOPMENT</b>	Outline planning permission to erect two dwellings (scale and appearance reserved for subsequent approval)
<b>LOCATION</b>	Land to the rear of The Laurels, Coronation Road, Ulceby
<b>PARISH</b>	<b>ULCEBY</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Ulceby Parish Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> Policy P1 (Strategic Patterns of Development) – development should be located in sustainable locations within urban areas close to public transport.</p> <p>Policy H1 (Sequential Approach to the Allocation of Land for Housing) – previously developed land should be the first preference for new housing.</p> <p><b>North Lincolnshire Local Plan:</b> Ulceby is identified as a minimum growth settlement (policy ST2) and the site is situated within the development boundary for the settlement (policy ST3).</p> <p>Policy H3 (Previously Used Land) – the application site relates to a garden area and hence is classified as brownfield.</p> <p>Policy H5 (New Housing Development) sets out the criteria for all new housing development.</p> <p>Policy H8 applies and states that development should reflect the form, scale, massing and nature of the local environment.</p> <p>Policy DS1 (General Requirements) provides general design guidance for all new development.</p>
<b>CONSULTATIONS</b>	<p><b>Highways:</b> No objections subject to conditions.</p> <p><b>Anglian Water Developer Services:</b> No objections.</p>

## PARISH COUNCIL

Object to the application on the grounds that the existing infrastructure cannot support any additional development until such time as the drainage system is improved.

## PUBLICITY

Neighbouring properties have been notified and six letters have been received. These raise similar objections to those raised by the parish council together with the following material planning issues:

- additional vehicular access and new dwellings will create highway circulation and parking problems along Coronation Road
- removal of hedgerow, trees and shrubs within the site
- adverse impact on the living conditions of adjacent residential properties including overlooking of rear garden area to adjoining dwelling

## ASSESSMENT

Outline planning permission is being sought to erect two detached dwellings within the large rear garden area of The Laurels which is situated on the west side of Coronation Road. The block plan shows the footprints of the dwellings are in keeping with the size of the proposed plots. A separate vehicular access will be gained onto Coronation Road adjacent to the boundary with Fair View to the north.

**The main issues which need to be addressed in determining this application are whether the existing drainage system is adequate to support the development and whether the proposed dwellings would have an adverse impact on the living conditions of neighbouring residential properties.**

With regard to the existing drainage system being able to accommodate the proposed dwellings, Anglian Water have raised no objections and have confirmed that there is sufficient capacity within the foul and surface water sewers to accommodate the development. Anglian Water are carrying out a drainage investigation in the area but do not consider that two additional dwellings would be of any significance.

An objector maintains that the development would result in overlooking and loss of privacy to adjacent dwellings. However the proposed dwelling on plot 1 would be 23 metres from the nearest dwelling to the east on Coronation Road and the proposed dwelling on plot 2 would be 18 metres from The Laurels. It is felt that any

possible overlooking issues can be adequately dealt with at the detailed planning stage.

Concern has been expressed about the impact on existing landscaping features within the site but the applicant has stated that the proposal does not include the removal of any trees or hedges.

The ability of Coronation Road to accommodate additional vehicular movements and aggravation of parking problems have been mentioned but Highways have not identified these as issues.

The Environmental Protection team have identified the site as being liable to possible land contamination and have requested an appropriate condition to address this matter.

## **RECOMMENDATION**

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

1.

Approval of the details of the scale and appearance of the buildings (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 scale and appearance of any buildings to be erected, 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 provision 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 provision of Section 92 of the Town and Country Planning Act 1990.

5.

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.

6.

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.

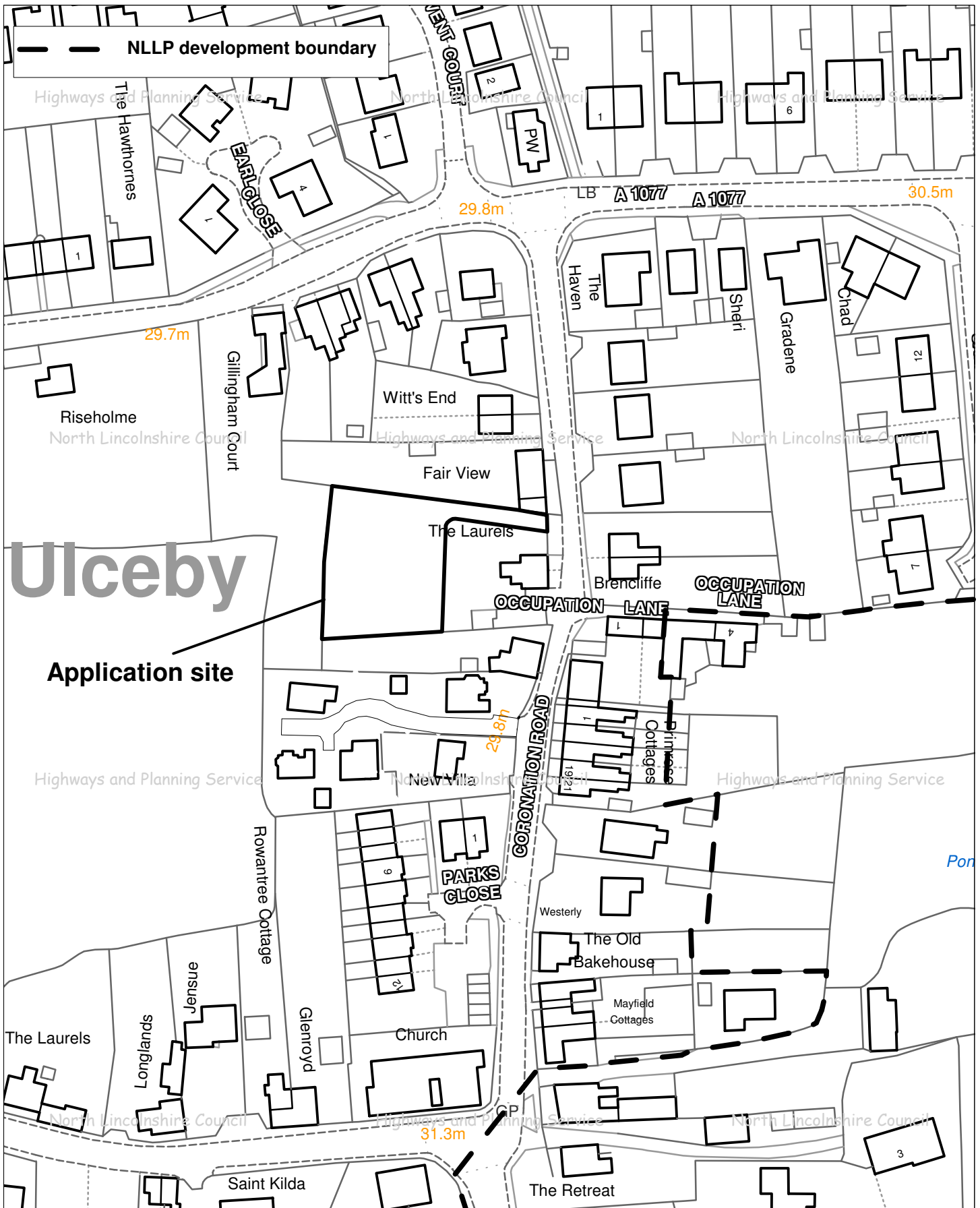
7.

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 offsite receptors (in

accordance with policy DS7 of the North Lincolnshire Local Plan adopted in 2003).



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**Highways and Planning Service**

Service Director,  
G Pople

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