

APPLICATION NO	PA/2008/1464
APPLICANT	Criterion Asset Management
DEVELOPMENT	Outline planning permission for two detached dwellings (appearance and landscaping reserved for subsequent approval)
LOCATION	Land rear of 18 Low Street, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, taking account of...the need to place a greater emphasis on meeting local needs in rural areas.</p> <p>North Lincolnshire Local Plan: Policy H5 (New Housing Development) states that new housing should be in keeping with the scale and character of the settlement and immediate environment; have an area of private amenity space; and not result in overlooking, loss of privacy, loss of light or other loss of amenity to existing dwellings.</p> <p>Policy H8 (Housing Mix and Design) applies and states that new residential development will be permitted provided that it respects and reflects the form, scale, massing, design, detailing and materials of the local environment.</p> <p>Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy), DS1 (General Requirements), T1 (Location of Development) and T2 (Access to Development) also apply.</p>
CONSULTATIONS	<p>Highways: Recommend conditions.</p> <p>Yorkshire Water: No objections.</p>

PARISH COUNCIL

Object on the following grounds:

- The proposed development is over-development of the site and out of keeping with the street scene.
- The proposed two-storey dwelling is out of keeping and two bungalows will be more appropriate on the site.

PUBLICITY

Neighbouring properties have been notified and three letters of objection have been received, raising the following issues:

- loss of privacy and overlooking to 16 Low Street, Haxey
- loss of light to the kitchen window of 2 Haxey Lane, Haxey
- loss of privacy to the occupants of 2 Haxey Lane through the installation of windows in the southern elevation of plot 2

ASSESSMENT

The application site currently serves as car parking to the Kings Arms public house situated to the north. The land is generally flat and there is a modern two-storey detached dwelling to the west of the site which is screened by a 2 metre wall. There is an existing 1.5 metre high wall to the southern elevation with 2 Haxey Lane.

A previous outline planning application (PA/2005/1363) was approved for two dwellings on the application site but expired on 12 October 2008. A further application to renew outline planning permission (PA/2008/1010) was refused in August 2008 due to the lack of an appropriate design and access statement to consider issues of scale and impact on neighbours.

The main issues in determining this application are whether:

- **the proposed dwellings constitute over-development of the site and whether they are out of keeping with the street scene;**
- **the proposed development results in overlooking to the occupants of 18 Low Street, Haxey; and**

- **the proposed development results in loss of light and loss of privacy to the occupants of 2 Haxey Lane, Haxey.**

It should be noted that the existing built form around the application site is both two-storey and single-storey. Plot 2 is proposed to be a bungalow with a maximum ridge height of 5.5 metres. This will result in plot 2 being approximately 1 metre higher than the adjacent property, namely 2 Haxey Lane. This property will also be of a similar scale to 2 Haxey Lane and will be built in the same building line. It is considered that plot 2 will not be out of keeping with the street scene.

The property proposed on plot 1 will be a two-storey detached dwelling with a maximum ridge height of 8.5 metres. There are existing properties close to the application site that are two-storeys high, including the Kings Arms public house and 18 Low Street located to the rear. This property will have a similar footprint to plot 2 and will be sited within the same building line. Therefore plot 1 is not considered to be out of keeping with the street scene.

The proposed houses will be set back from Haxey Lane by approximately 8 metres and there will be a separation distance of 2 metres between the houses. Furthermore each house will have a rear private amenity space of 100 square metres, will cover a similar building footprint to 2 Haxey Lane and will be built in the same building line. Therefore it is considered that the proposed houses do not constitute over-development of the site.

There will be a separation distance of approximately 13.4 metres from plot 1 to the side elevation of 18 Low Street. There are no habitable room windows in the side elevation of 18 Low Street that will be overlooked from the rear elevation of plot 1. It is not considered that the bungalow proposed on plot 2 will result in any overlooking to the objector's property to the rear.

The applicant has applied the council's 30 degree test for loss of light to the habitable room window in the northern elevation of 2 Haxey Lane and this shows that there will be no infringement. Furthermore this window serves the lounge of the objector's property and is served by a secondary window to the front of the house, on the eastern elevation. The indicative drawings show rooflights in the roof space of plot 2 along the southern roof plane. It is considered that it would be difficult for the occupants

of plot 2 to look out of the rooflights into the lounge window and the rear garden of 2 Haxey Lane.

RECOMMENDATION

Grant permission subject to the following conditions:

1.

Approval of the details of the appearance of the building(s) 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 appearance of any buildings to be erected 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 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.

The development shall be carried out in accordance with the amended details received by the local planning authority on 1 December 2008.

Reason

To define the terms of the permission and to help ensure the development is in keeping with its surroundings in accordance with policy DS5 of the North Lincolnshire Local Plan.

6.

The dwelling on plot 2 shall be a single-storey bungalow.

Reason

To ensure the development reflects the character of adjacent development in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

Any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) 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.

8.

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.

9.

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.

10.

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 site frontage.

Reason

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

11.

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

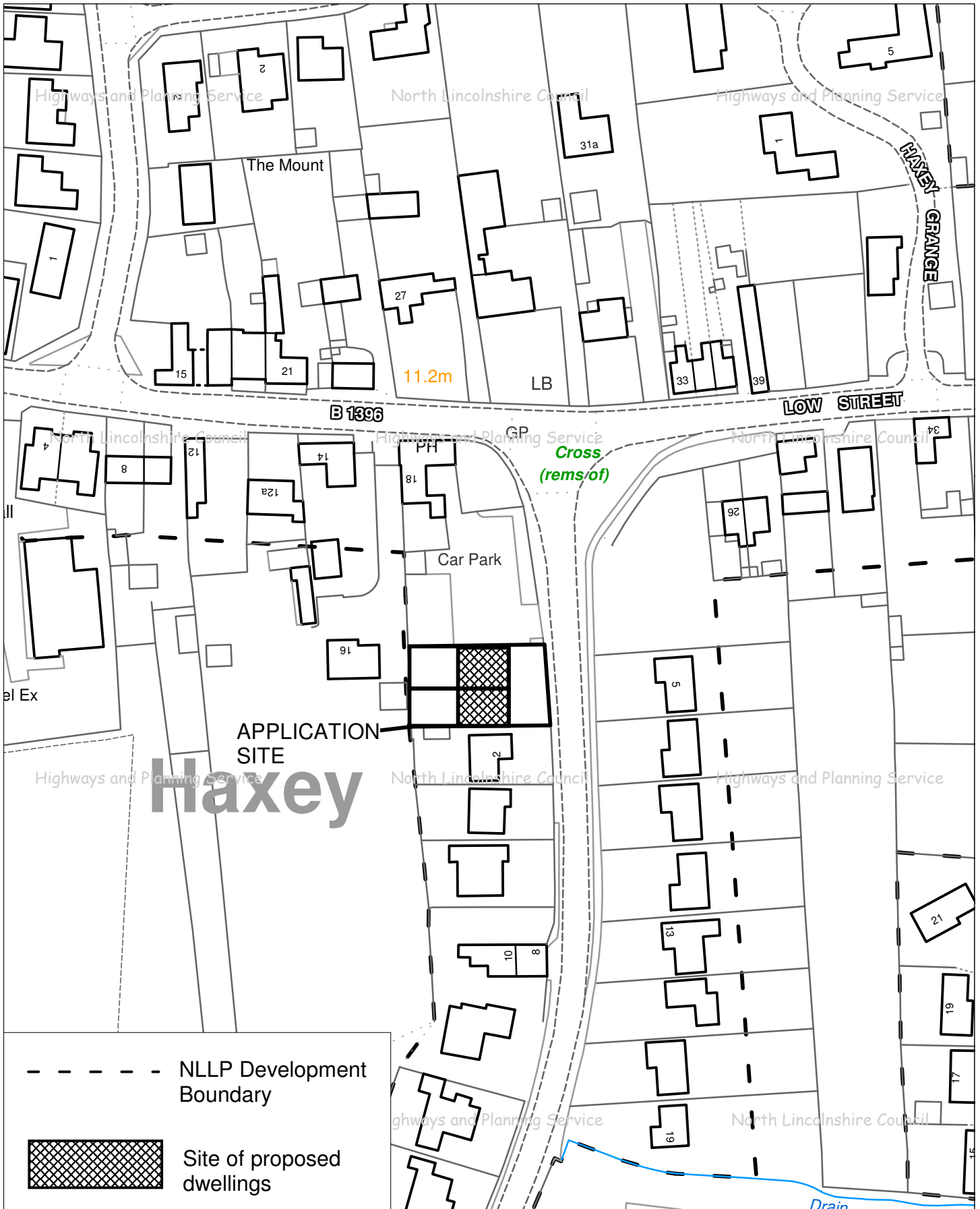
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

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.



Drawing Title: 2008/1464

OS Grid Ref: SK77409967

Drawn by: SJ

Scale: 1:1250

Date: 03/12/2008



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 100013349 2008



Highways and Planning Service

Service Director,
G Popple

Graham Featherstone
Criterion Asset Management
Parkway House
Haddenham Business Park
Haddenham
Bucks HP17 6LJ

COM: Kings Arms
18 Low Street
Hayes
Doncaster
DN9 3LA

CALL: Outline planning application for the
erection of two dwellings

May 2008

1:200

TDXGF06/24062 REV C

Proposed site layout overlaid onto
topographical survey

ONS	DATE	SIGNATURE
	22/06/08	TRG
	08/10/08	TRG
	01/12/08	TRG

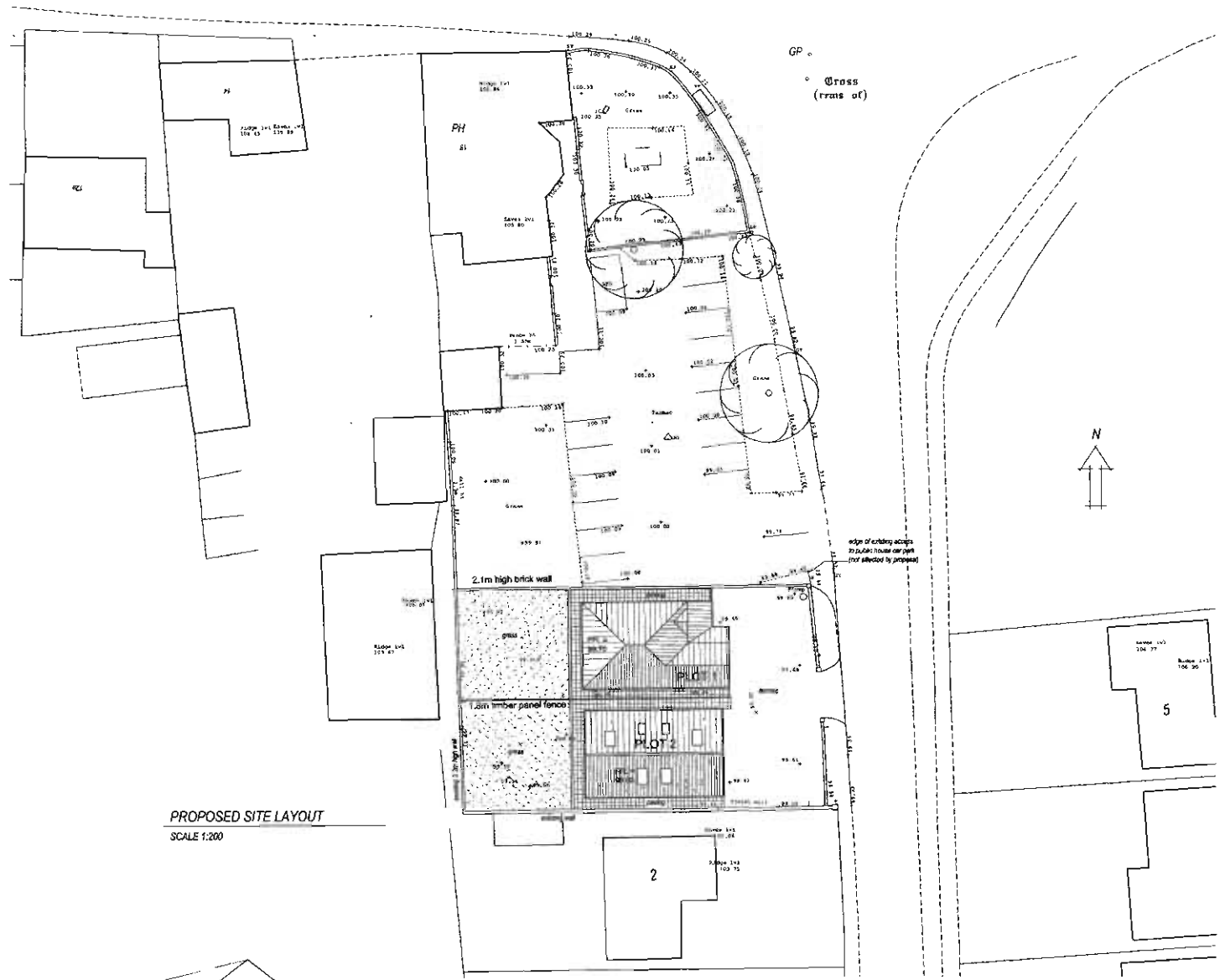
PAUL GAUGHAN
BUILDING CONSULTANTS

Business House, 6 Concorde Street, Bicester,
Oxfordshire OX5 1SQ
Phone 01235 324910 Fax 01235 320511
Email: info@paulgaughan.co.uk
Web: www.paulgaughan.co.uk

Consent of terms of selling however please note that consent does not guarantee. This drawing is copyright and may not be altered, photocopied, electronically copied or used for any purpose other than that for which it is issued, without written permission from Mr. Gaughan. Check all dimensions on site. Nothing is a representation of materials only.

BY: TRG	DATE:
D BY:	DATE:

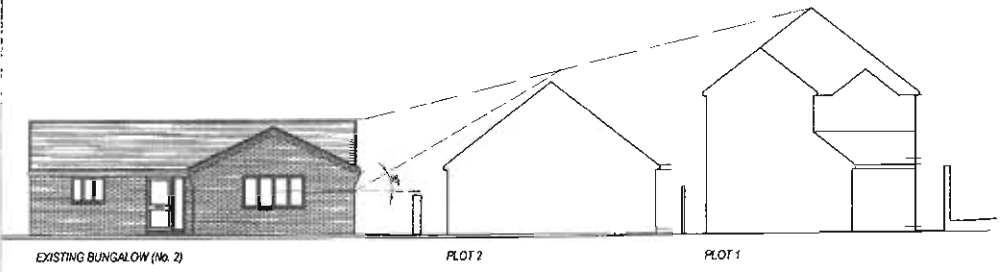
AMENDED PLAN



PROPOSED SITE LAYOUT
SCALE 1:200

AMENDED PLAN

AMENDED



PROPOSED STREET SCENE