

APPLICATION NO	PA/2008/1541
APPLICANT	Mr & Mrs K Wiepcke
DEVELOPMENT	Planning permission to erect a detached bungalow with garage
LOCATION	Plot north of Longfield, Ferry Road, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) – the region’s housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes.</p> <p>North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Goxhill as a minimum growth settlement and the site is located within the settlement boundary (policy ST3).</p> <p>Policy H5 (New Housing Development) sets out the criteria to control new housing development and to assess design and layout.</p> <p>Policies H3 (Previously Used Land), H8 (Housing Mix and Design) and DS1 (General Requirements) also apply.</p> <p>Policy DS14 (Foul Sewage and Surface Water Drainage) applies and states that: the council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.</p>
CONSULTATIONS	<p>Highways: No objections subject to conditions.</p> <p>Environment Agency: No objection.</p>

Anglian Water: No comments on development, advised seeking the views of the Environment Agency.

PARISH COUNCIL

'Goxhill Parish Council have no objection to the above planning application, as outline permission has already been granted. However, they would like to express reservations about how development will affect the existing drainage and sewerage system. In addition, they would like the planning department to ensure that there is a safe means of access onto Ferry Road.'

PUBLICITY

Neighbouring properties have been notified; no representations have been received.

ASSESSMENT

The applicants seek planning permission to erect one detached bungalow with accommodation in the roof space on land within the development boundary for Goxhill.

The main issues to be considered when determining this application are: whether the development of this site would have an adverse impact on residential amenities and the character of the village; whether a safe access can be provided; whether the proposal would increase the risk of flooding; and whether the foul and surface water drainage details are acceptable.

The plot has a live outline planning permission for a dwelling (2007/1203) which is limited by condition to be of single-storey construction only, to protect the amenity of neighbours.

There is a bungalow to the north and to the south; these are staggered and constrain the site significantly due to the need to avoid overlooking, which rules out a two-storey house on this site and makes the siting of a dwelling sensitive.

The applicant has submitted plans for a bungalow with accommodation in the roofspace that would have only rooflights which would minimise overlooking to the neighbours' properties.

In relation to the development of the site for a dwelling, it is considered that this is an appropriate use of the site in planning terms. The site is within the development boundary and Goxhill is identified as a minimum growth settlement in the North Lincolnshire Local Plan.

The proposed bungalow would be in keeping with the neighbouring dwellings, which are both bungalows, and the design of the proposed dwelling would not be out of character with this part of the village.

The parish council raise a concern about access, however Highways do not object and the access is considered acceptable.

With regard to the issue of flooding, the site is located within zone 1 of the Strategic Flood Risk Assessment (SFRA). Within zone 1 it is not a requirement that the sequential or exceptions tests be applied. Therefore, in accordance with the SFRA, the development of this site for residential purposes is considered to be appropriate. The parish council have expressed concern about how the development will affect the existing drainage and sewerage system. However, consultation responses from the relevant bodies who deal with such matters have reported no specific problems of flooding in this area, and no formal objections have been received from either Anglian Water or the Environment Agency. With the existing sensitive issue of drainage in Goxhill, the planning officers have liaised closely with the building control officer. Building Control have now confirmed that all drainage issues have been resolved. The foul water will be dealt with by a septic tank and mini-treatment plant and surface water would go to soakaways following percolation tests and compliance with BRE365. Therefore the issue of drainage has been overcome on this site.

There are mature trees on the frontage of the site but these are not of such amenity value as to refuse planning permission and in any event an existing outline permission exists on this site and therefore the principle of development has been established.

Members will be aware of the decision to impose a moratorium on new housing development within Goxhill that was set following the flooding of June/July 2007. A report on this issue is likely to be brought before the committee following consultation with Anglian Water. However, as this site already has the benefit of an outline planning permission for a bungalow, there is no reason to delay this current application which is for the detailed design of the property to be built. The council has been advised by Anglian Water that it will shortly be in a position to set out what its intentions are with respect to improvements to the sewer infrastructure in the village. The precise details will be available within the next few weeks.

On balance, therefore, it is considered that the development of this site for one dwelling is acceptable.

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.

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.

3.

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.

4.

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.

5.

The proposed new vehicle parking and turning facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

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

6.

No development shall take place until the method of constructing the vehicular access, including the culverting of the existing dyke, has been submitted to and approved in writing by the local planning authority. The development shall take place in strict accordance with the approved details.

Reason

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

7.

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that order, with or without modification, none of the development normally allowed by those classes shall be carried out on the site unless specifically allowed by a further grant of planning permission.

Reason

To maintain the living standards of the adjoining residential property and to enable any further development to be assessed against the criteria in policy DS5 of the North Lincolnshire Local Plan.

