

APPLICATION NO	PA/2011/1464
APPLICANT	Mrs J Jackson
DEVELOPMENT	Planning permission to erect four attached dwellings and off-street parking
LOCATION	19 Newbigg, Westwoodside, Haxey
PARISH	HAXEY
WARD	Axholme South
CASE OFFICER	Graeme Moore
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

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) and Policy H8 (Housing Design and Housing Mix).

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire), Policy CS2 (Delivering More Sustainable Development), Policy CS3 (Development Limits), Policy CS5 (Design Quality) and Policy CS9 (Affordable Housing).

CONSULTATIONS

Highways: Advise conditions (3 to 8).

Internal Drainage Board: Concerns over whether the use of soakaways will be effective in dealing with surface water – suggest a condition detailing a scheme for the effective disposal of surface water before development commences.

PARISH COUNCIL

Object to the proposal on the grounds that it is over-development of the site and there are also concerns over the increase in traffic in what is already a busy area.

PUBLICITY

Neighbouring properties have been notified by post and a site notice posted. To date, five people have objected to the proposal on the following grounds:

- the proposal is over-development of the site and not in keeping with the area

- overlooking of bedrooms
- inadequate level of car parking provision on dangerous corner
- encroachment on village common land.

ASSESSMENT

Planning permission is sought for the development of four dwellings to the rear of 19 Newbigg, Westwoodside. The site currently has permission for the development of one large detached property (PA/2010/0648). To the north of the site lies the Carpenters Arms public house and its car park, whilst to the west is a large detached residential property located more than 20 metres away and open space. To the east, across the road, is the existing village supermarket and a detached residential property. The site is currently bounded on the northern boundary by a number of mature trees, which are proposed to be retained and enhanced.

The dwellings proposed are all three-bedroom dwellings, ranging from two-storey to two-and-a-half-storeys in height, with off-street car parking provided in a car parking court on the southern boundary. Each dwelling will have one space each, which is within adopted standards.

The main issues to consider in the determination of this application are whether or not the proposal is over-development of the site and whether or not there is insufficient car parking provision.

The site in question is currently utilised as part of a large rear garden to 19 Newbigg, bounded to the north by mature trees and to the west is a wall and hedge. The proposed dwellings will be built in a linked terrace formation, with variations in height and setting in order to show a more 'organic' development that sits better in what is a rural settlement. In terms of the general detail and layout of the properties, the overall design does not give rise to concerns in relation to overlooking and loss of light, due to the distances involved and/or the siting of the dwellings – in particular the northernmost property. Whilst concerns have been raised regarding the impact of the northernmost property on the Carpenters Arms, it is considered that any overlooking would be at an oblique angle and the existing trees on site are to be retained.

Objections have been raised in relation to the proposal being over-development of the site. It is considered that the proposal put forward as part of this application responds in a more positive manner than the current outline approval. Indeed, it is considered that the proposal is a more appropriate design solution which addresses the site, its immediate location and the original rural character of the settlement of Westwoodside. The general trend in this settlement of recent years has been for large detached properties, which have slowly eroded the rural character of the village and it is considered that this proposal would enhance the rural character rather than detract from it. The proposed development would have a density of approximately 60 dwellings per hectare, whilst each dwelling also enjoys a small area of private amenity space.

Furthermore it is the applicant's intention for the four properties to be treated as individual properties in relation to the use of materials, further enhancing the design and setting of the proposed new dwellings. The proposal is therefore considered in accordance with policy DS1 of the North Lincolnshire Local Plan and policy CS5 of the Core Strategy which both call for a high standard of design in North Lincolnshire.

In relation to concerns raised about the level of car parking provision, the proposal has been assessed by colleagues in the Highways department who have stated that, subject to conditions, they have no objections to the proposal in principle. The applicant has shown that cars will be able to enter and leave the site safely and, at one space per dwelling, this is in line with adopted standards. Therefore it is considered that a refusal on highway grounds cannot be sustained.

In addition, the proposal falls within the thresholds of the affordable housing policy (CS9) and it is the applicant's intention for the dwellings to be available for private rent, but with a contribution of £16,119.36 to be made as part of a commuted sum via a Section 106 agreement. The applicant has agreed to this subject to the amount being paid on the occupation of each dwelling.

In conclusion, it is considered that, on balance, the proposal will enhance, rather than detract from, the rural character of the village and will not adversely affect the amenity of any nearby residents to such an extent as to warrant a refusal. Furthermore, there is no objection from Highways and, subject to a Section 106 agreement, the proposal will ensure funds can be provided to provide affordable social housing in the locality. Therefore, in accordance with policies DS1 and H8 of the North Lincolnshire Local Plan and policies CS1, CS2, CS3, CS5 and CS9 of the North Lincolnshire Core Strategy, the proposal is recommended for approval.

RECOMMENDATION

Subject to the completion of a formal agreement under Section 106 of the Town and Country Planning Act 1990 (or other appropriate legislation) providing for the sum of £16,119.36 as a commuted sum for 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 6 October 2012 the Head of Development Management be authorised to refuse the application on grounds of failure to comply with 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, 90-003, 90-004, 90-102, 20-101, 20-102, 20-103, 20-110, 20-111, 20-112 and 20-113.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

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.

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.

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 development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway 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.

Works shall not commence on site until wheel cleaning facilities, in accordance with details to be submitted to and approved in writing by the local planning authority, have been provided within the curtilage of the site, and this facility shall be retained for the duration of the works.

Reason

To prevent material being deposited on the highway and creating unsafe road conditions.

8.

Prior to the commencement of any works on site, a construction phase plan shall be submitted for approval by the local planning authority. This plan shall include control of delivery vehicles and demonstrate how materials are to be stored clear of the highway.

Reason

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

9.

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.

10.

None of the dwellings shall be occupied until the sewage disposal/drainage works to serve these dwellings have been completed in accordance with the submitted plans.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

11.

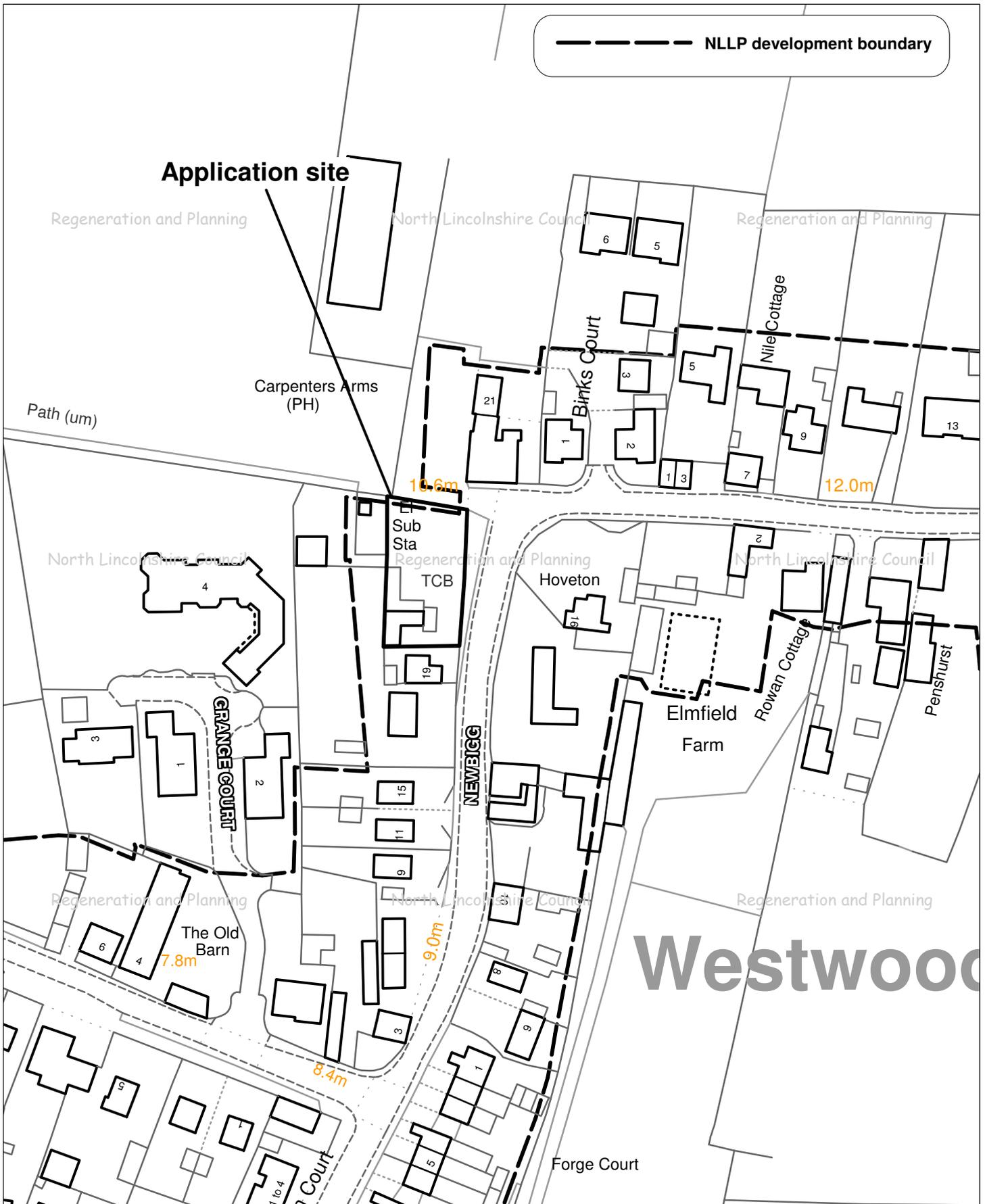
No development shall take place until a scheme for the disposal of surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

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 policies DS1 and H8 of the North Lincolnshire Local Plan and policies CS1, CS2, CS3, CS5 and CS9 of the North Lincolnshire Core Strategy.



Drawing Title: 2011/1464

OS Grid Ref: SK75189970

Drawn by: KC

Scale: 1:1250

Date: 19/03/2012



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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REV A	25.11.2011	Planning Issue	Job No	031	Dwg No	90-003	Rev	A
Project			Development at 19 Newbigg					
Client			Mr + Mrs Jackson					
Dwg Title			Proposed Site Plan					
Scale			1:100			Date		
			09.11.2011					

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