

APPLICATION NO PA/2014/0649

APPLICANT Mr S Jones

DEVELOPMENT Planning permission to erect a portal-framed building

LOCATION Windyridge, Haxey Road, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy DS5 (Residential Extensions)

Policy RD2 (Development in the Open Countryside)

Policy LC14 (Area of Special Historic Landscape Interest)

North Lincolnshire Core Strategy: Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection.

Historic Environment Record: No objection subject to conditions.

PARISH COUNCIL

Object to the proposal on the grounds that:

- the building is located in open countryside in the Isle of Axholme historic environment;
- the size and height will be a dominant feature in the historic landscape and screening to the south side is inadequate;
- the building would lend itself to future non-agricultural based business and the parish council would be opposed to any such development in the open countryside;
- the movement of the building to within the residential curtilage of the dwelling does not alter its impact on the area;
- the building is not like other buildings in the area as these buildings are related to agriculture;
- the proposal would result in over-development of the site.

PUBLICITY

Neighbouring properties have been notified. No comments or objections have been received.

ASSESSMENT

The application site consists of a residential dwelling in a relatively isolated location between Low Burnham and Haxey. This area is located within the Isle of Axholme Area of Historic Landscape Interest. This area is designated for its unique historic landscape retaining the pattern of medieval open strip fields and early enclosures surrounding the villages on the Isle; the application site is located within the ancient open strip fields at Low Burnham. The dwelling sits within a 3 acre site and there is a range of timber buildings to the rear of the property at present. Whilst the site is in the open countryside, there are scattered dwellings and agricultural sites within the wider area. This application seeks planning permission to erect a large detached portal-framed storage building to the rear of the dwelling which will replace the existing timber buildings.

A previous application for this development (PA/2013/1498) was refused under delegated powers on the grounds that the building was located outside of the residential curtilage of the dwelling, in the open countryside with no justification such as a link to agriculture. It was considered that a domestic structure of such large size, located outside the residential curtilage would be detrimental to the character of the open countryside. Subsequently the applicant has amended the proposal to re-site the building closer to the dwelling so that it is within the residential curtilage.

The main issue in the determination of this application is whether the proposed building would have an unacceptable impact upon the Isle of Axholme Area of Historic Landscape Interest and the character of the open countryside.

The building will sit to the rear of the applicant's dwelling on the site of a range of existing timber buildings. These existing buildings will be removed as part of the planning application. The building is to be used for the storage of the applicant's classic military vehicles and is to be constructed of common brick up to 1.5 metres in height; the rest of the walls will be clad in light brown cladding and a darker brown cladding will be used for the roof. The building will be 18.3 metres wide by 22.87 metres long with a ridge height of

6 metres; however, as it will sit in an excavation within the site, the ridge height will be approximately 4.5 metres when measured from surrounding land, only marginally higher than the existing buildings on site. Whilst this is a large building, it will replace existing structures on the site which are in a poor condition. Therefore the amount of built development on the site will not be significantly increased and the appearance of the site will be improved. Furthermore, the building is of a design which is typical on many agricultural holdings in the area, but will be much less visible due to its low height. On this basis it is considered that the building will not have an unacceptable impact on the character or appearance of the open countryside in this location.

The council's Historic Environment Record (HER) has been consulted on the application with regard to the impact of the building on the Isle of Axholme Area of Historic Landscape Interest. The HER has confirmed that the applicant has revised the proposals (since the original application) to minimise the harm to the character, appearance and setting of the nationally important historic landscape. Furthermore, the building has been relocated and redesigned to sit lower into the ground with the roofline at a similar height to the existing buildings on site. The applicant has also followed advice regarding the colour of the building to help it blend into the surrounding landscape. The HER is satisfied that the overall impact on the surrounding landscape is significantly lessened from the original proposal and that the current scheme is acceptable within the context of local plan policy LC14. The HER does not object to this application subject to a condition requiring the removal of the two existing buildings prior to the building being brought into use.

The parish council has questioned the need for the building and has raised concerns that it may be used for non-agricultural commercial activities in the future. The applicants have confirmed that the building is required for the storage of classic military vehicles, hence the size of the building. This planning permission must be determined on its own merits and the use of the building for commercial purposes would require planning permission in its own right. However a condition has been recommended that would prevent the building from being used for commercial purposes without planning permission.

The parish council has also suggested that existing landscaping is insufficient and that a comprehensive landscaping scheme should be submitted. However this area of the Isle of Axholme is designated as being of historic landscape interest and one of the key features of this historic interest is its open nature, without hedgerows and plantings along field boundaries. Therefore a typical landscaping scheme designed to screen the building from view would possibly be more harmful to the historic character of the landscape than the proposed building, which has the appearance of a typical agricultural building associated with a small agricultural holding.

The previous reason for refusal related to the fact that the building was sited outside the residential curtilage for Windy Ridge, on a piece of agricultural land. The current proposal is for the building to be sited within the residential curtilage of the dwelling. The proposed building is very large for a domestic structure; however the visual impact of the structure will be minimised by its design and it being dug down into the site as well as the fact that it replaces existing buildings that are in a state of disrepair. Furthermore, the use of the building will be controlled via condition. For these reasons it is considered that the previous reason for refusal has been overcome and that the proposed development will not have an unacceptable impact on the area.

RECOMMENDATION Grant planning permission subject to 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: 001 and 002.

Reason

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

3.

The building hereby approved shall not be brought into use until the two existing timber outbuildings are removed from the site.

Reason

To protect the visual amenity of the open countryside in accordance with policy RD2 of the North Lincolnshire Local Plan.

4.

The building hereby approved shall be used for domestic storage ancillary to the enjoyment of Windyridge and shall not at any time be used for commercial purposes without a specific grant of planning permission to change the use of the building.

Reason

To protect the amenity of neighbouring properties and ensure that the development does not impact on the character or appearance of the open countryside in accordance with policies DS1 and RD2 of the North Lincolnshire Local Plan.

5.

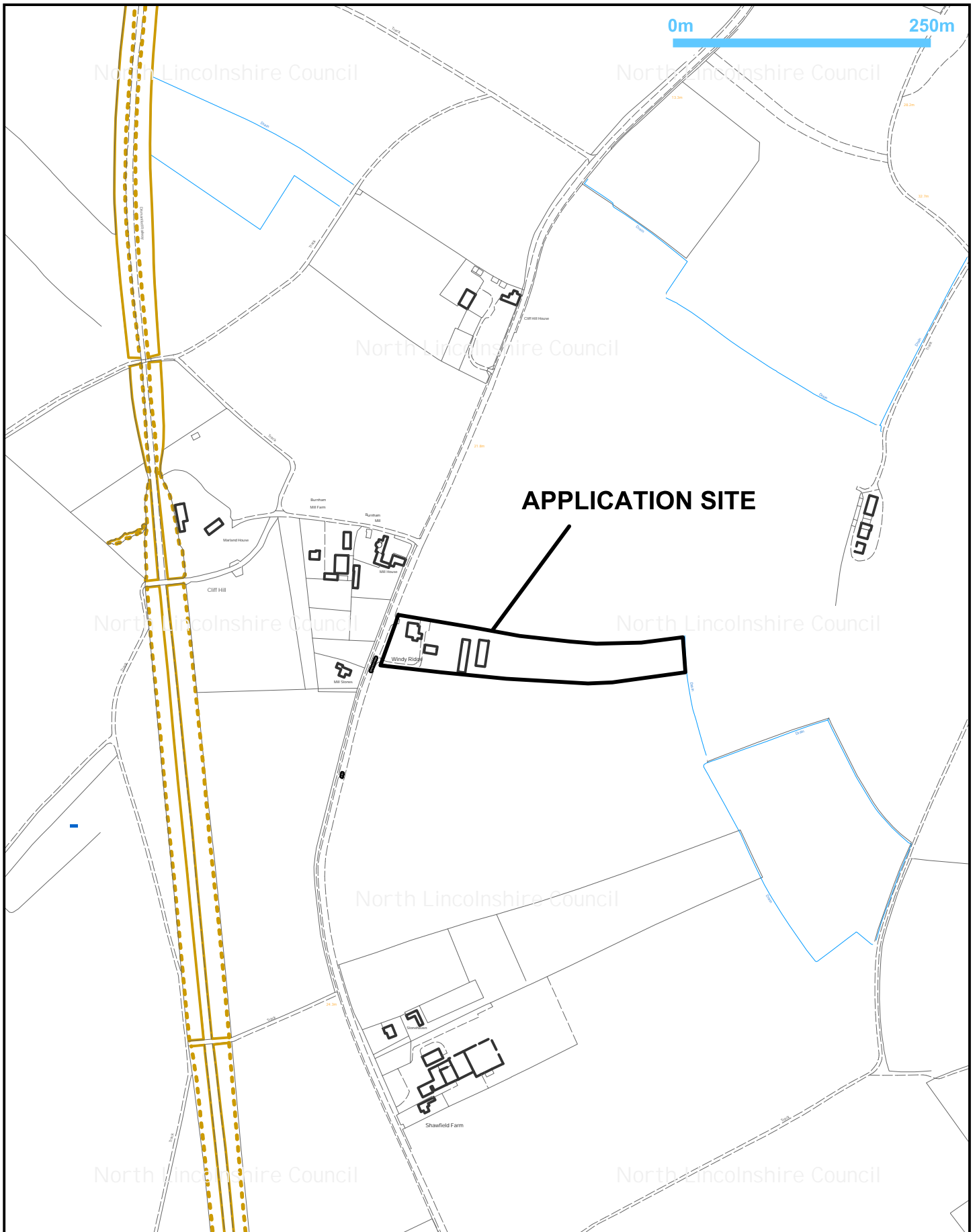
The facing materials used in the construction of the building shall be as detailed in the Design and Access Statement submitted with the application prepared by Centreline Design Consulting Ltd.

Reason

To protect the character and appearance of the open countryside and the Isle of Axholme Area of Historic Landscape Interest in accordance with policies RD2 and LC14 of the North Lincolnshire Local Plan.

Informative

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.



Title: PA/2014/0649

Drawn by: Sue Barden

Date: 02/10/2014

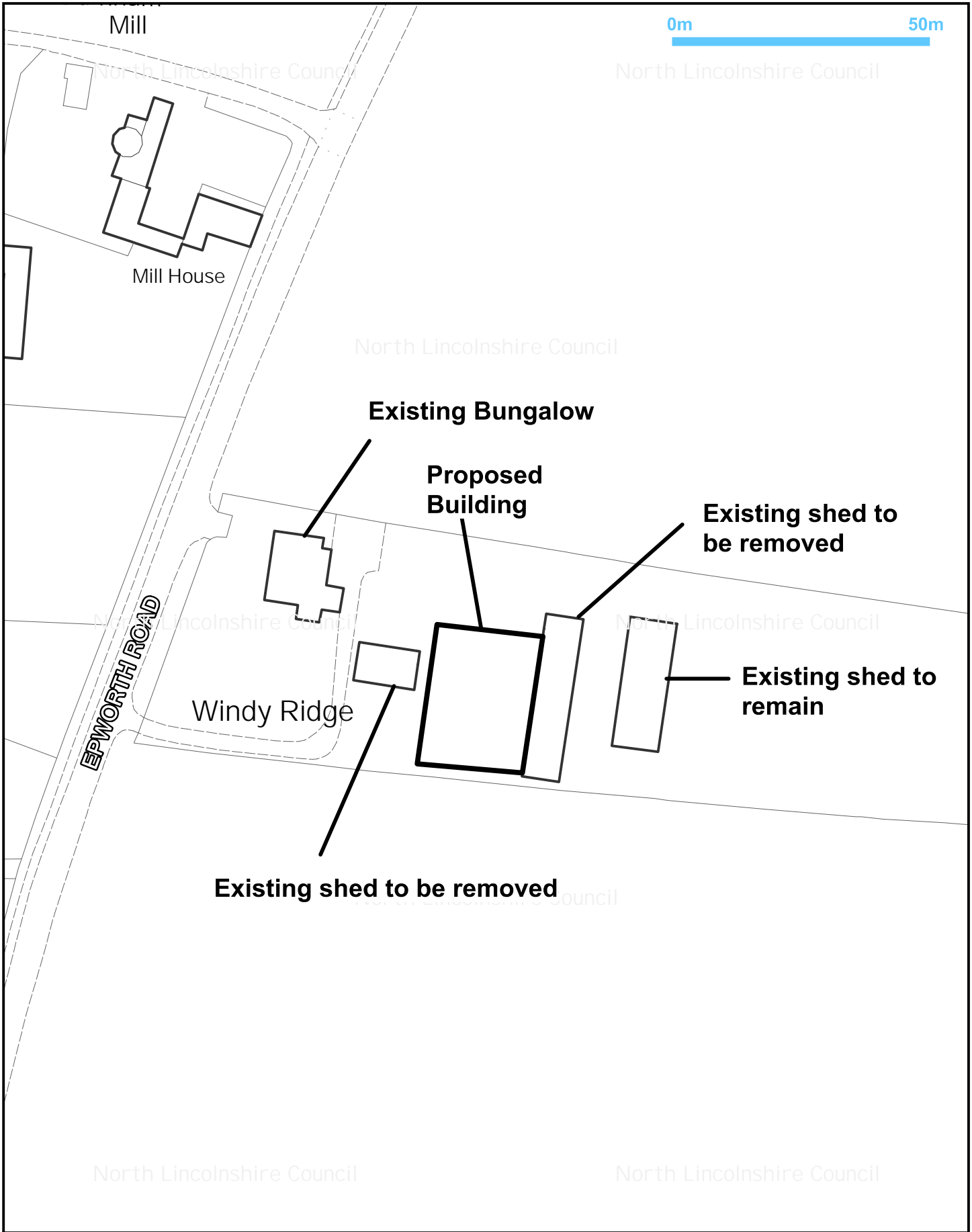
Scale 1:5000



© Crown copyright and database rights 2014
Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE



Title: PA/2014/0649			
Drawn by: Sue Barden	Date: 02/10/2014	Scale: 1:1000	

	<p>© Crown copyright and database rights 2014 Ordnance Survey 0100023560</p>	<p>www.northlincs.gov.uk</p>	<p>Director of Places Peter Williams BSc,DMS,CEng,MEI,MCMI,AMIMechE</p>
--	--	------------------------------	---