

APPLICATION NO PA/2014/0776

APPLICANT Mr & Mrs J Ross

DEVELOPMENT Planning permission to erect a replacement dwelling (including demolition of existing bungalow) and extension to existing annex (resubmission of PA/2014/0433)

LOCATION Chestnut House Farm, Washinghall Lane, Eastoft

PARISH EASTOFT

WARD Axholme North

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Volume of proposed replacement dwelling exceeds prescribed policy threshold

POLICIES

National Planning Policy Framework:

Section 7 (Requiring Good Design)

Section 10 (Meeting Climate Change, Flooding and Coastal Change)

North Lincolnshire Local Plan:

RD2 (Development in the Open Countryside)

RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

DS1 (General Requirements)

DS5 (Residential Extensions)

DS16 (Flood Risk)

North Lincolnshire Core Strategy:

CS5 (Delivering Quality Design in North Lincolnshire)

CS19 (Flood Risk)

CONSULTATIONS

Highways: No objections.

Environmental Health: No objections subject to conditions regarding noise and dust resulting from demolition, construction and delivery.

Environment Agency: Awaiting a response.

PARISH COUNCIL

Makes comments suggesting improvements be made to foul smelling septic tank before more people live at the property.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. No comments have been received.

ASSESSMENT

The application site is Chestnut House Farm, Washinghall Lane, Eastoft. The site is located outside the development limit for Eastoft and hence is considered to be in the open countryside. The site is also within flood zones 2 and 3. This application is a resubmission of PA/2014/0433. Planning permission is sought to erect a replacement dwelling and an extension to an existing annex.

Application PA/2014/0433 was withdrawn following concerns with regard to proposed extensions to an existing annex. It was proposed as part of the former application for a small side extension and the addition of a second storey. The level of accommodation in the former proposal was unacceptable for a building that must be considered ancillary to the main dwelling. These concerns have now been addressed and following some pre-application discussions a revised scheme has been submitted to extend the annex to the ground floor only.

The main issues to be considered in the determination of this application are: whether the proposed replacement dwelling is appropriate to its context or harms the character of the area in terms of its appearance and scale; and whether the proposed extension to the annex is satisfactory in terms of its appearance and scale and the level of accommodation proposed is acceptable for the building to be considered an annex and ancillary to the main dwelling.

Presently on the application site there lies an existing bungalow constructed in a red facing brick which is 10.35 metres wide, 10.3 metres deep and 4.75 metres high. This is accessed by a concrete driveway from Washinghall Lane. To the north side of the driveway approaching the bungalow lies the single-storey annex. This is constructed in a multi red facing brick with clay pantile roof and is 9.54 metres wide and 4.57 metres deep. To the west and south the property is bounded by open fields and to the east Washinghall Lane. Along these boundaries mature hedgerows and trees exist effectively screening the property. To the north boundary lies the neighbouring property Field View House which has a 6ft high closed panel fence as the boundary treatment. Field View House appears to be relatively modern and is a two-storey dwelling constructed in a multi red facing brick with clay pantile roof. The applicant has submitted a structural report which indicates that the existing bungalow is in poor structural condition and hence acts as the justification for the proposed replacement dwelling.

As the proposed development lies in the open countryside it is necessary to consider local plan policy RD2 to determine whether this development is initially acceptable. Policy RD2 allows development to take place in the open countryside if it is for the replacement, alteration or extension of an existing dwelling which is the case for this application. As this application is for a replacement dwelling local plan policy RD10 is relevant. This policy states that the replacement dwelling should not exceed the volume of the existing dwelling by more than 20%. In this case the proposed dwelling volume will be increased by some 51%. It is also a requirement of this policy that the replacement dwelling should not be substantially higher in elevation. The application before you seeks to add an additional 3.3 metres in height compared to the existing dwelling. This policy also states that the appearance of the dwelling should not adversely impact the amenity of local residents or the appearance of the locality.

Despite the increase in volume and height of the proposed dwelling, it will not have an adverse impact on the amenity of local residents. The only neighbour, Field View House to the north of the property, is situated well forward of the existing and proposed replacement dwelling at Chestnut House Farm. There are therefore no concerns with regard to overshadowing of the property. This is further mitigated by the fact that the siting of the replacement dwelling will be some 14 metres from the boundary with Field View House. The proposed replacement dwelling has also been designed so that there are no windows in the side elevations at first floor level resulting in no overlooking.

Policy RD10 also states that the proposal should not be detrimental to the appearance of the locality. In this instance the proposed dwelling will aesthetically be more in keeping with the character of the area than the existing bungalow. The existing bungalow was built in the 1970s and is constructed in a red facing brick with interlocking tile roof. The proposed dwelling is to be constructed in Hanson Hampton Rural Blend, a multi red facing brick with a rustic red concrete interlocking pantile roof. The proposed materials are designed to be in keeping with the existing annex structure and the neighbouring Field View House.

With regard to the annex, a single-storey extension west of the existing building is proposed. With regard to local plan policy RD10, no increase in height will apply. The extension will increase the volume of the proposed annex by some 55%. Again this exceeds the threshold of 20% as required to accord with policy. Yet the land afforded to the property, Chestnut House Farm, is substantial and the increase in built footprint is not considered to be unacceptable in this location.

The annex as existing and with extension will also lie behind the adjacent Field View House and thus there are no concerns with regard to overshadowing or loss of light to the property even though the annex does sit adjacent to the boundary. Additionally, there are no concerns with regard to overlooking and loss of privacy to Field View House as the structure is to be single-storey.

Policy RD10 also requires any form of development in the open countryside to not be detrimental to the appearance of the locality. The proposed annex extension is to be constructed of materials to match the existing by using reclaimed bricks and roof tiles.

The main issue with regard to this application is whether an exception to policy can be made to allow the proposed developments. In this case the actual footprint of buildings on the land will not increase significantly, the replacement dwelling being only slightly larger in footprint compared to the existing (an additional 6 square metres). The increase in volume to the main dwelling is because of the proposal to construct a one and a half storey dwelling

instead of a bungalow. The extension to the annex forms a larger increase in terms of footprint, being an additional 24 square metres. As the plot of land is large (approximately 4000 square metres) the proposal is not considered to be unacceptable in terms of scale and massing. However it is recommended that a condition be imposed to revoke permitted development rights that the dwelling would have to ensure that the site is not over developed given the fact that it is within the open countryside.

The site is located within an area of flood risk, being in both zones 2 and 3. The Environment Agency has been consulted and its response is awaited. The applicant has submitted a flood risk assessment with the application which details how the proposed replacement dwelling would be raised to mitigate the risk of flooding. There is no further flood mitigation measure proposed with regard to the annex. The external ground level is 1.4m AOD; the existing bungalow is built at 1.85m AOD, some 450mm above the external ground level. It is proposed that the replacement dwelling be built to 2m AOD, some 600mm above external ground level, thus being at lower risk with regard to potential flooding than the existing bungalow.

It is a requirement of policy that a sequential test be carried out when a new dwelling is to be constructed within an area of significant flood risk. However, an exception to this requirement is acceptable in this instance as the proposed dwelling is a replacement dwelling and therefore other land sites cannot be considered.

As the application is located within the open countryside it is necessary to consider whether an agricultural occupancy condition should be imposed on this development. However, since this is a replacement dwelling it is mindful to consider whether the existing bungalow has such a condition imposed on it. Application PA/1998/0997 was the original application for a dwelling on this site and that permission does not include an agricultural occupancy condition. In this case, therefore, it is not recommended that an agricultural occupancy condition be imposed given the site's history.

As the proposed development will result in demolition, Environmental Health have recommended a condition to limit construction hours in order to protect the residential amenity of Field View House.

This report therefore recommends that the development be granted subject to conditions.

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.
The development hereby permitted shall be carried out in accordance with the following approved plans: 870 6 of 6, 870 4 of 6, 870 5 of 6 and 870 2 of 6.

Reason

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

3.

Demolition, construction and delivery operations shall be limited to the following hours:

8am to 6pm Monday to Friday

8am to 1pm on Saturdays.

No demolition, construction or delivery operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect the residential amenity of neighbouring properties.

4.

The annex extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Chestnut Farm, Washinghall Lane, Eastoft.

Reason

The proposed annex is considered to be an unacceptable form of residential accommodation for occupation as a separate independent dwelling that would be contrary to the provisions of policy H2 of the North Lincolnshire Local Plan.

5.

Notwithstanding the provisions of Classes A, B, C and E Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order, or any order revoking and re-enacting that order with or without modification, no extensions, alterations or buildings shall be installed in the building or erected on the site other than those expressly authorised by this permission.

Reason

In order to regulate and control development on the site which lies in the open countryside in accordance with policy RD10 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.

