

APPLICATION NO PA/2014/0777

APPLICANT Mr R Mills, North Lincs Property Holdings Ltd

DEVELOPMENT Planning permission to erect two detached houses

LOCATION Land adjacent to The Wheatsheaf Inn, Westgate Road, Belton

PARISH BELTON

WARD Axholme Central

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Departure from planning policy

POLICIES

National Planning Policy Framework: Core Planning Principle 6 (at paragraph 55) states that housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Core Planning Principle 7 (Requiring Good Design) states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings.

Core Planning Principle 10 (Meeting the challenge of climate change, flooding and coastal change) states that inappropriate development in areas of flood risk of flooding should be avoided by directing development from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

North Lincolnshire Local Plan: Policies RD2, DS1, T1, T2 and T19.

North Lincolnshire Core Strategy: Policies CS2, CS3, CS5.

CONSULTATIONS

Highways: Recommend conditions relating to vehicular access, parking and turning, improvements to the existing access and method of preventing surface water run-off from hard-paved areas. Additional conditions are recommended relating to the provision of a footway, no loose material within 10 metres of the adopted highway unless details are agreed, heights of boundary treatment adjacent to the highway and provision of the access and parking prior to occupation of the dwellings.

Severn Trent Water Ltd: There is a public sewer located within the site. The applicant should contact Severn Trent to discuss the proposals; this will involve assistance in obtaining a solution to protect the public sewer and the proposed development.

Environment Agency: No objection. The development shall be carried out in accordance with the submitted flood risk assessment dated 5 February 2014 by Howard J Wroot, in particular the setting of finished floor levels no lower than 5.25 metres AOD.

Environmental Health: Construction operations shall be limited to the following hours:

8am to 6pm Monday to Friday; and

8am to 1pm on Saturdays.

No construction 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.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified. One letter of comment/objection has been received, raising the following issues:

- There is a land drain running through the site.
- Any building should be clear of the drains.
- There is no distance between the objector's fence and the proposed houses.
- The proposal would result in overlooking from upstairs windows.
- Clarification sought on proposed boundary treatment.
- Car parking is moving closer to the boundary with the neighbour.

ASSESSMENT

The main issues in the consideration of this planning application are the principle of development, impact upon residential amenity and flood risk.

Principle

The site is located outside the settlement boundary for Belton, on land designated as open countryside. The site forms part of the car park to The Wheatsheaf public house. This community facility has been closed since October 2013. Of note is planning application PA/2014/0120 for a pair of semi-detached dwellings at the site, which was granted planning

permission following an overturn of recommendation for refusal at the planning committee meeting on 7 May 2014. The application for the dwellings was supported on the basis that the funds from the sale of these properties would help fund the refurbishment of the public house. Given that planning permission has already been granted for the erection of two houses (pair of semi-detached), it is considered that the principle of residential development (for two detached dwellings) on this site has been established. There is no change in the number of dwellings being proposed on this site and the site area remains the same.

Notwithstanding the approval given for a pair of semi-detached dwellings, there is a requirement to consider the impact of two detached dwellings upon the street scene. The proposal is for two detached dwellings (of identical design) with the gable addressing the public highway. Detached dwellings with their gable or a projecting gable facing towards the highway are a common feature along this section of the street scene. This section of Westgate Road primarily consists of detached dwellings set back from the highway within spacious plots; there is regular spacing between each of these properties, particularly on the northern side of the street. The proposed dwellings respect the spacing that exists between properties along Westgate Road, and there is a gap of 3.5 metres between the proposed dwellings. The dwellings will be sited in a similar position to existing dwellings along Westgate Road. The proposed dwellings are of a simple, fairly balanced design with the front and rear elevations (south and north) punctuated by window and door openings at ground and first-floor level; the first-floor windows are in vertical alignment with the ground-floor openings. The inclusion of a timber porch to the front door adds some visual interest, whilst the mass of brickwork along the side elevations is broken up by a window at ground and first floor respectively. The height of the dwellings is consistent with the existing properties along Westgate Road and with the height of The Wheatsheaf public house.

Residential amenity

The proposal includes the provision of an en suite window in the first-floor western elevation of each property. A landing window is proposed in the first-floor eastern elevation of each property. To prevent any overlooking into the en suite window from the landing window between the proposed properties, it is considered prudent to recommend a condition requiring this en suite window to be fitted with obscure glazing. The landing room window will look towards the blank gable of 148 Westgate Road, this will not result in any issues of overlooking.

There is sufficient space to the front of each dwelling for the parking of two vehicles, which is considered adequate in this case. There is space within each plot for turning space to be provided, thus allowing a vehicle to enter and leave the plots in a forward manoeuvre. Each of the dwellings has in excess of 75 square metres of private amenity space to the rear, which is considered sufficient to meet the needs of the potential occupiers. The design and access statement refers to the erection of a 2 metre high wall to the northern and western boundaries and the requirement for a 1.8 metre high close-boarded fence to the eastern boundary. The design and access statement also makes reference to the retention of a conifer hedge. Given that there is a close-boarded fence already in situ along the eastern boundary and there is no conifer hedge, it is considered prudent to recommend a condition in respect of the boundary treatments being proposed. The plans show that the easternmost dwelling will abut the boundary with 148 Westgate Road, and whilst it is noted that this dwelling will be positioned closer to the neighbouring property to the east (when compared to the approval for the pair of semi-detached dwellings), it is not considered to result in loss of residential amenity in this case.

Reference has been made to the existence of a mains sewer by Severn Trent and the neighbouring resident. It is considered prudent to include a note to the applicant about the existence of this public sewer and the requirement for the developer to liaise with Severn Trent in relation to development proposals close to this sewer. The construction of foundations on or over a mains sewer will be dealt with under the Building Regulations procedure. This area served as car parking for the public house; the front of each plot will be retained for the parking of vehicles, albeit to serve residential properties.

Flood risk

The site is located within flood zone 1 of the Environment Agency's flood zone maps, it is located within flood zones 2 and 3 of the North Lincolnshire Strategic Flood Risk Assessment. Residential development is classed as 'more vulnerable development', this requires the exception test to be applied and passed. A flood risk assessment has been submitted with the planning application, which demonstrates that the site is safe from flooding without increasing flood risk elsewhere, and no objections have been raised by the Environment Agency on flood risk grounds. This is a brownfield site, having served as car parking to the public house; it will also provide a wider sustainability benefit to the community: the sale of the dwellings will help facilitate the refurbishment and opening of The Wheatsheaf public house. In this case it is considered that the exception test is met.

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: 1 of 3, 2 of 3 and 3 of 3.

Reason

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

3.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

4.

The existing vehicular access to the site shall be improved within highway limits 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.

5.

No development shall take place until details showing the provision of a footway across the whole of the site frontage have been 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.

6.

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.

7.

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.

8.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time 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.

9.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

10.

The development shall be carried out in accordance with the submitted Flood Risk Assessment dated 5 February 2014 by Howard J Wroot, in particular the setting of finished floor levels no lower than 5.25m AOD.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

11.

Construction operations shall be limited to the following hours:

8am to 6pm Monday to Friday; and

8am to 1pm on Saturdays.

No construction operations shall take place on Sundays or Public/Bank Holidays.

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

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

Reason

To safeguard residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

Before the dwellings are first occupied the en suite windows in the first-floor western wall of each dwelling shall be obscure glazed and retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

13.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted (before the change of use takes place/the building/dwelling(s) is/are occupied/in accordance with a programme to be

submitted to and agreed in writing by the local planning authority before development is commenced), and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

14.

The external materials of construction for the dwellings hereby permitted shall be those specified in the Design and Access Statement received on 16 July 2014. The dwellings shall be completed in accordance with the agreed details and thereafter retained.

Reason

For the avoidance of doubt and to ensure that the proposed development is in keeping with the character and appearance of the street scene, in the interests of visual amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

The site has a public sewer running through it. This is maintained by Severn Trent Water. Public sewers have statutory protection under the Water Industry Act 1991. You are strongly advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.

Informative 2

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 3

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.

Block Plan 1:500

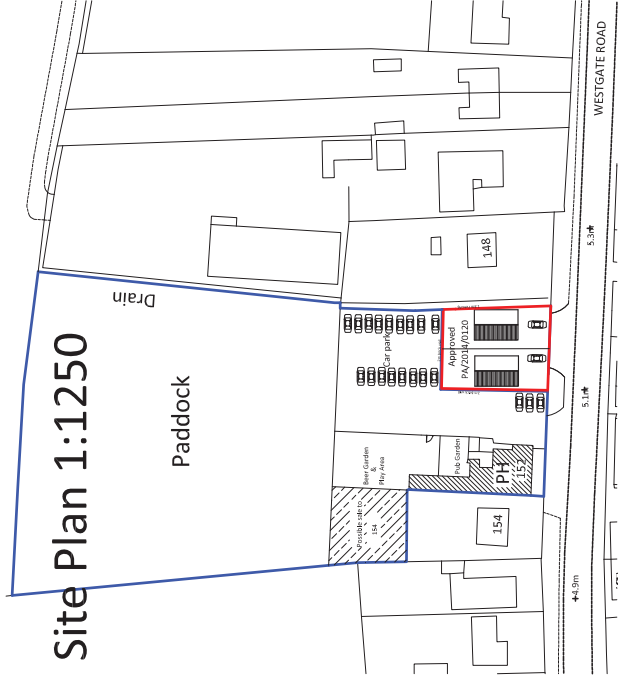
**PA/2014/0777
NOT TO SCALE**



Location Plan 1:2500



Site Plan 1:1250



Howard J Wroot BSc MRICS Chartered Surveyor 240 Wharf Road, Ealand Scunthorpe DN17 4JN	Tel 01724 711068 Fax 01724 710174 Mob 07947 226577	Client North Lincs Property Holdings Ltd	Date 7/1/2013	Dwg No 3 of 3	Scale As noted	Ref No TBD	Proposal Drawing	2 detached houses adj The Wheatsheaf Westgate Rd, Belton, Doncaster.	Location and Block Plans
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