

APPLICATION NO	PA/2014/1148
APPLICANT	Trustees of The Elwes Children's 1989 Settlement
DEVELOPMENT	Outline planning permission for a dwelling (layout and scale to be considered)
LOCATION	Plot between 53-55 North Street, Roxby
PARISH	ROXBY
WARD	Broughton and Appleby
CASE OFFICER	Emma Stanley
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objections by Roxby-cum-Risby Parish Council

POLICIES

National Planning Policy Framework: Paragraph 55 – To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 56 – Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy H8 (Housing Design and Housing Mix)

Policy T2 (Access to Development)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objections subject to conditions (6 to 9).

Environment Team (trees): No objections but recommend retention of the mature hedge on the site frontage.

Environmental Protection: No objections subject to conditions relating to hours of construction.

PARISH COUNCIL

Objects on the following grounds:

- there is no new access for the proposed dwelling, and the access to the existing dwelling will be sacrificed for the new property
- lack of on-site parking provision will result in on-street parking, which will be unsatisfactory due to the congestion and increased hazard caused, which is exacerbated by the fact that large, heavy farm vehicles use this narrow lane
- the plot is narrow and impractical for normal use
- impingement on the building line for number 53
- loss of light, privacy and devaluation of property.

PUBLICITY

Neighbouring properties have been notified by letter. Four letters of objection have been received raising the following issues:

- the plot is too narrow
- the front and rear of the new property would extend over the building line
- the proposal would create overlooking, reducing privacy
- a window of a neighbouring property would look onto the new dwelling, obscuring views
- the new dwelling would be too close to neighbouring property
- the new property would take away light
- property would be devalued
- strain on infrastructure
- no adequate on-site parking, and on-street parking is not acceptable and is dangerous
- the proposal would take garden away from number 55 and take away its off-street parking
- the porch on number 55 has been reduced to give more room for the plot and fear number 57 will do the same
- residents need cars as the bus service is limited
- on-street parking would cause a hazard on a narrow road used by large farm vehicles

- the design of the new dwelling is out of character with the village
- the verges in the area are ornamental and parking on them is prohibited.

ASSESSMENT

Outline planning permission is sought to erect a detached dwelling on land that is currently used as side garden for the adjacent property at 55 North Street. Access, appearance and landscaping are reserved for subsequent approval, with layout and scale being considered at this time. The plot measures approximately 11.6 metres wide and 42 metres deep. There is a mature hedge on the site frontage with North Street. Open countryside lies to the rear of the site (to the north), with residential properties to each side and on the opposite side of the road. The site is within the settlement boundary for Roxby.

The main issues in the determination of this application are whether the plot is large enough to accommodate a dwelling without adversely affecting the amenities of neighbours, whether there will be an adverse impact on highway safety and whether the scale and design of the property is acceptable.

The application site is within the settlement boundary for Roxby, therefore the principle of residential development is acceptable. The plot measures approximately 11.6 metres wide and 42 metres deep, which is considered to be adequate to accommodate one detached dwelling with associated parking, access and garden areas. Although the application is in outline form, the applicants have asked for layout and scale to be considered at this stage.

The submitted layout shows the footprint of a detached three-bedroomed property located in the middle of the plot. There are adequate separation distances to the side of the dwelling to avoid problems of overlooking or overshadowing to neighbouring properties. The front garden area is approximately 11 metres deep on a similar building line to the bungalow to the west, and the rear garden is approximately 12 metres deep. The suggested scale of the property is in keeping with the surrounding properties, with an overall height of 5.3 metres, which is slightly higher than the adjacent bungalow, but lower than 55 North Street which is two-storey. The external appearance of the property is a matter reserved for subsequent approval, but the submitted plans suggest a layout with windows orientated to the front and rear, which would help to prevent any direct overlooking to neighbour properties.

The proposed means of access is also reserved for subsequent approval, and conditions suggested by the highways department request details of parking for both existing and proposed properties. However, the only point of access would be directly onto North Street to the front of the site. The agent has suggested that this could be in the form of a shared driveway for both properties, but would be the subject of further approval at reserved matters stage.

There is a mature hedge on the site frontage which creates an attractive feature in the street scene. It is recommended that this be retained, except where it needs to be removed to secure access to the site.

The parish council and neighbours have raised concerns about the lack of on-site parking provision, and that any roadside parking will cause a hazard to large farm vehicles that frequently use North Street. However, details of parking for both existing and proposed properties will be considered at the reserved matters stage, to the satisfaction of the

highways department. In addition, it is considered that there is sufficient space within the site to make adequate provision for both properties.

Concern has also been raised about the size of the plot and that it is too narrow to accommodate a dwelling. However, as referred to above, the plot is 11.6 metres wide and 42 metres deep, which is considered sufficient to accommodate a dwelling. The layout submitted provides sufficient detail to demonstrate that the dwelling will have adequate separation distances from surrounding properties, and has a relatively large amenity area to the front and rear.

It is considered, therefore, that the proposal complies with the policies in the local plan and core strategy as referred to above, and is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: 14 41-152 and 14 41-202.

Reason

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

6.

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 vehicle parking and turning spaces 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.

7.

Adequate vehicle access, parking and turning facilities serving the existing dwelling shall be retained 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 policies T2 and T19 of the North Lincolnshire Local Plan.

8.

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 policies T2 and T19 of the North Lincolnshire Local Plan.

9.

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.

10.

The hedge on the front boundary of the site shall be retained at all times except where its partial removal may be required to gain vehicular access to the site.

Reason

In the interests of visual amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

11.

Construction operations shall be limited to the following hours:

- 8am to 6pm Monday to Friday
- 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.

Reason

In the interests of residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

12.

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.

13.

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), no buildings or extensions shall be erected on the site other than those expressly authorised by this permission.

Reason

To maintain the character of the development in accordance with policy DS1 of the North Lincolnshire Local Plan.

Informative 1

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 2

The construction process has the potential to give rise to dust. The applicant should manage dust levels on the site and take appropriate action to keep dust levels to a minimum.

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.



PROPOSED SOUTH ELEVATION - STREET SCENE

