

**APPLICATION NO** PA/2015/0112

**APPLICANT** Mrs J Knox

**DEVELOPMENT** Planning permission to erect two new dwellings

**LOCATION** Wolds View, Station Road, Sturton

**PARISH** **SCAWBY**

**WARD** Ridge

**CASE OFFICER** Andrew Law

**SUMMARY** **Refuse permission**

**RECOMMENDATION**

**REASONS FOR REFERENCE TO COMMITTEE** Applicant request to address the committee

## **POLICIES**

**National Planning Policy Framework:** Paragraph 14 - at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 - plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 - planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 55 - local planning authorities should avoid isolated homes in the countryside unless there are special circumstances.

Paragraph 49 - housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

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.

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

### **North Lincolnshire Local Plan:**

Policy H5 – New Housing Development

Policy H7 – Backland and Tandem Development

Policy H8 – Housing Design and Housing Mix

Policy RD2 – Development in the Open Countryside

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

### **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

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

### **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**Historic Environment Record (Archaeology):** Archaeological remains anticipated. No objection subject to conditions.

**Environmental Health:** No objection subject to conditions.

**Drainage Team:** No objection subject to conditions.

### **PARISH COUNCIL**

Object to the proposal on the grounds that the site is located outside the development boundary.

### **PUBLICITY**

Neighbouring properties have been notified by letter. One letter of support has been received but does not set out the reasons for supporting the application.

One letter of objection has been received citing the following concerns:

potential impact on the hedge running along the party boundary

32 metres of north-facing wall is out of scale and context with its setting

the proposed dwellings are too close to the boundary (north)

house 1 is too close to the road and the design is too contemporary with hipped roofs in particular being out of keeping

house 2 creates a double loaded development which would set a precedent for all properties in the area

the overall scale is excessive.

## **ASSESSMENT**

The application site is a plot of land adjacent and to the rear of Wolds View and Follye Hill cottages in Sturton. The site is currently disused and is partially overgrown with vegetation and trees. The site is adjacent to and is accessed from Station Road and is bounded by residential properties to north and south and by open fields to the east and west. Sturton is a small rural settlement on the edge of Scawby and has no development boundary at present. Therefore the site is outside of any defined development boundary and is located within the open countryside for the purposes of planning.

This application seeks planning permission for the erection of two dwellings with associated access and parking arrangements on the site. Dwelling 1 is a two-storey property positioned to the front of the plot between Wolds View and The Paddock and has a walled garden to the rear; dwelling 2 is a single-storey property positioned to the rear of dwelling 1 and extends behind Wolds View and Follye Hill. This is a resubmission of a previous application for four dwellings on the site, which was withdrawn in 2014 (PA/2014/0043).

**The main considerations in the determination of this application are whether the principle of residential development in this location is acceptable, whether the proposed development would be harmful to the character and appearance of the area, and whether the development would result in unacceptable loss of amenity to neighbouring residential properties.**

### **Principle**

Policies RD2, H5 and H7 of the North Lincolnshire Local Plan and CS3 and CS5 of the Core Strategy are the most relevant policies in the determination of this application. Further guidance is set out in the National Planning Policy Framework and the National Planning Practice Guidance.

Policy RD2 of the local plan and CS3 of the Core Strategy set out the council's approach to development outside of defined development boundaries, in the countryside. Both policies seek to strictly control development in the countryside to that which is required for the purposes of agriculture, forestry, tourism or some other special need associated with the functioning of the countryside. Paragraph 55 of the National Planning Policy Framework (NPPF) sets out the national policy guidance with regard to residential development in the countryside and states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Policies H5 and H8 of the local plan set out the criteria against which all proposals for residential development will be assessed, whereas policy H7 relates specifically to backland

and tandem developments. All three policies seek to preserve or enhance the character and amenity of the area and require new developments to be sympathetic to the existing character of the area in which they are located in terms of their scale, layout, design and detailing. Policies H5 and H7 also require that new residential developments do not have an unacceptable impact on the amenity of neighbouring properties. Policy H5 also requires all new dwellings to be served by appropriate access and parking arrangements and to be provided with a suitable area of amenity space.

Policy CS5 of the Core Strategy seeks to promote high quality design in all new developments, including residential developments. This policy requires all new developments to be well designed and appropriate for their context. Design which is inappropriate or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.

The site lies outside the defined development boundary for Scawby, within a rural hamlet, and as such is within the open countryside for the purposes of planning. There are proposals to alter the development boundary for Scawby to include areas of Sturton as part of the forthcoming Housing and Employment Land Allocations DPD. However the application site would still lie outside the development boundary should these alterations be found acceptable and adopted. The proposal is for two market dwellings that are unrelated to agriculture, forestry, or any other special need associated with the functioning of the countryside. Nor does it constitute any of the special circumstances set out in paragraph 55 of the NPPF. Furthermore, the site is located a significant distance from any of the everyday facilities provided within Scawby village, outside of easy walking distance and as such is considered to be an unsustainable location for residential development. For these reasons the proposed development is considered to be contrary to policies RD2 of the North Lincolnshire Local Plan, CS3 of the Core Strategy and would not benefit from the presumption in favour of sustainable development set out in the NPPF. Therefore the development is considered to be unacceptable in principle.

## **Character**

The site is located within the small rural hamlet of Sturton, on the outskirts of the larger village of Scawby. This is a largely rural, agricultural area and the site is bounded by open fields to the east and west. The frontage of the site is an infill plot, between existing residential properties in a linear development pattern along the western side of Station Road. Residential development in the immediate area is characterised by a linear pattern of dwellings sited on the road frontage, with spacious, open rear garden areas backing onto open fields. This pattern of frontage development with open rear aspects and views into open countryside between properties is a key defining characteristic of this rural area. There are no examples of backland development in the area at present.

The proposed development constitutes one dwelling sited directly behind another property. Due to the scale of this dwelling it actually sits directly behind three dwellings on the frontage of Station Road (Wolds View, Follye Hill and the proposed dwelling 1). This proposal would introduce an inappropriate form of backland development where none exists at present. Dwelling 2 stands to the rear of the rear elevations of properties on Station Road and extends the envelope of built development further to the west, into the adjacent open countryside. This form of development is out of keeping with the existing development pattern in the area and would have a detrimental impact on the open character to the rear of properties built along Station Road. This would be exacerbated by the scale and width of

dwelling 2 which would be clearly visible in the gaps between the frontage dwellings when travelling along Station Road.

For these reasons it is considered that the proposed development would have an unacceptably detrimental impact on the character and appearance of the area sufficient to warrant the refusal of planning permission.

### **Amenity**

The proposed dwellings have been designed to reduce their impact on the amenity of neighbouring properties and have paid particular attention to objections and concerns raised by neighbouring properties on the previous application. Dwelling 2 is single-storey in nature which will prevent undue overlooking as a result of its backland position. The height, and layout of the dwellings along with separation distances to neighbouring properties prevent the proposed development from having an unacceptable impact on the amenity of neighbouring residential dwellings by virtue of overlooking or loss of light.

There will be some loss of outlook to the existing properties on the road frontage as a result of the size and siting of Dwelling 2. However there is a separation distance of approximately 18 metres and this loss of outlook is not considered to result in an unacceptable impact on the amenity of neighbouring properties.

### **Access/parking**

Both proposed properties are served by a suitable access and parking area. The council's Highways department has been consulted on the application and has raised no concerns or objections with regards to highway safety subject to appropriate conditions.

### **Conclusion**

The application site is located in the open countryside for the purposes of planning and the proposed development is unrelated to agriculture, forestry or any other special need associated with the functioning of the countryside. The proposed development constitutes unsustainable residential development in the open countryside, contrary to policies RD2 of the North Lincolnshire Local Plan, CS3 of the Core Strategy and paragraph 55 of the NPPF.

Furthermore, the proposed development would be an inappropriate form of backland development that would have a detrimental impact on the character and appearance of the area contrary to policies H5, H7 and H8 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

For these reasons the proposed development should not be supported.

### **RECOMMENDATION      Refuse permission for the following reasons:**

1.

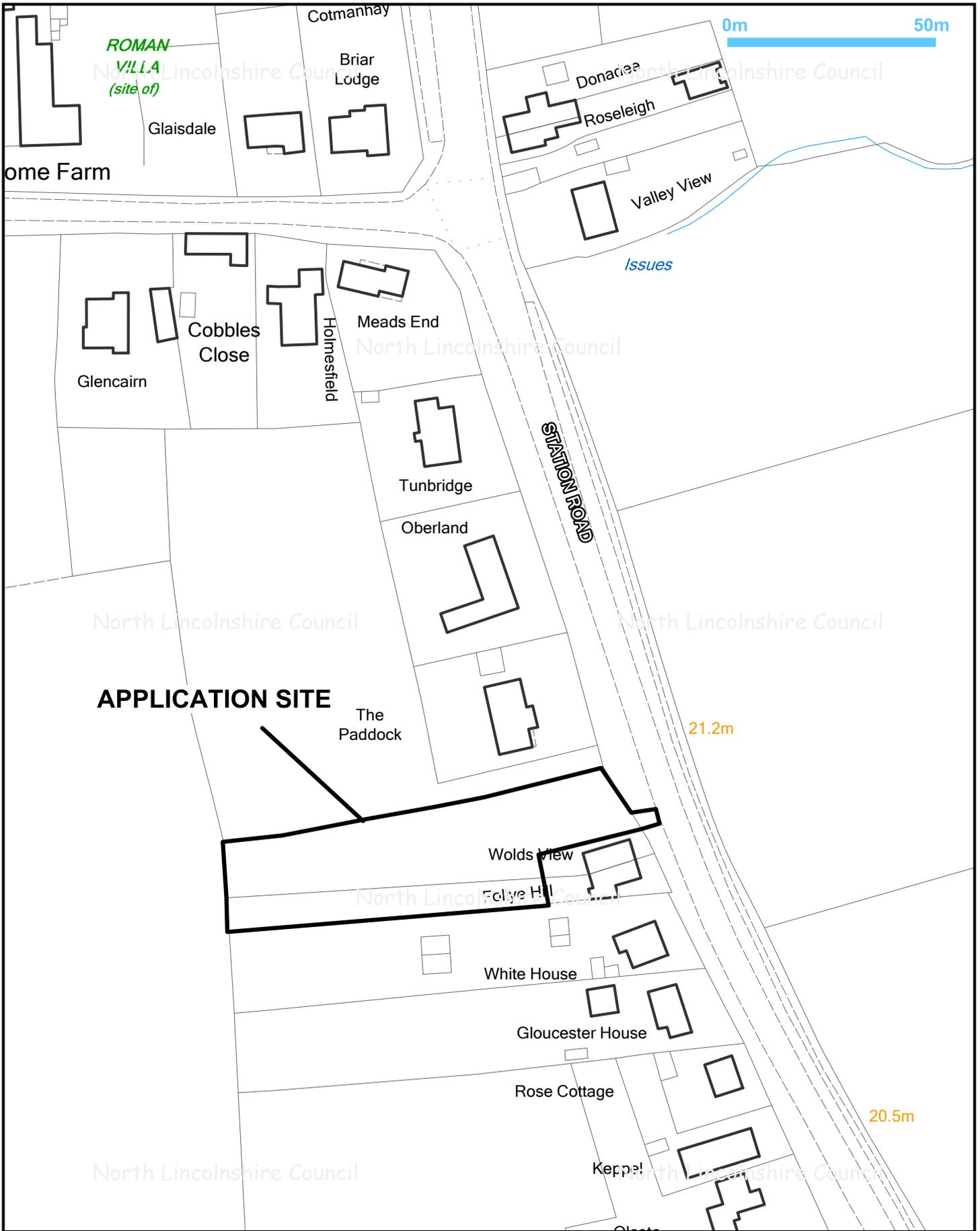
The application site is located in the open countryside, outside of any defined development boundary, and the proposed development is unrelated to agriculture, forestry or any other special need associated to the functioning of the countryside. The proposed development constitutes unsustainable residential development in the open countryside, contrary to policies RD2 of the North Lincolnshire Local Plan, CS3 of the North Lincolnshire Core Strategy and paragraph 55 of the National Planning Policy Framework.

2.

The proposed development would be an inappropriate form of backland development that would have a detrimental impact on the character and appearance of the area contrary to policies H5, H7 and H8 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

**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.



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Plan - Proposed scheme -1:200



Elevation A - Existing Street Elevation - 1:200



Elevation A - Proposed Street Elevation - 1:200