

APPLICATION NO	PA/2014/1426
APPLICANT	Mr T Matthews
DEVELOPMENT	Outline planning permission for residential development with all matters reserved for subsequent approval
LOCATION	Land to the rear of 38 Ville Road, Scunthorpe
PARISH	SCUNTHORPE
WARD	Ashby
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Subject to a Section 106 agreement, grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion (at the request of the Head of Development Management)

POLICIES

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

Paragraph 50 seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

North Lincolnshire Local Plan: Policies H5 (New Housing Development), H8 (Housing Design and Housing Mix), DS1 (General Requirements), T1 (Location of Development), T2 (Access to Development) and T19 (Car Parking Provision and Standards) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering more Sustainable Development), CS5 (Delivering Quality Design in North Lincolnshire), CS7 (Overall Housing Provision) and CS8 (Spatial Distribution of Housing Sites) apply.

CONSULTATIONS

Highways: Raise concerns relating to residential development at this location and it being served by the A18 (Queensway), a principal route through Scunthorpe and close to a major signalised junction. However, owing to an existing vehicular access and historic car repair garage, it is considered difficult to substantiate a refusal on highway safety grounds. The actual number of residential units will be dictated by the requirement to provide adequate parking, turning and servicing facilities for refuse vehicles. The parking of vehicles on Queensway will be unacceptable.

Recommend a number of conditions relating to details of the vehicular access, vehicle parking and turning space, the reinstatement of any redundant access, method of

preventing surface water run-off from hard paved areas, minimum set-back distance of gates from the highway and no loose material within 10 metres of the adopted highway. Additional conditions are recommended relating to heights of boundary treatment adjacent to the highway, the provision of the vehicular access, details of the private driveway, drainage, lighting etc, details of providing off-road servicing facilities for refuse vehicles and a phased traffic management plan.

Highways Drainage Team: The proposed development is within an area identified as at risk from surface water run-off or drainage overflow. A suitable scheme to protect against this should be implemented.

Public Open Space Coordinator: The proposed development of five new dwellings qualifies for a financial contribution towards the improvement of recreational facilities within the Ashby ward. Request an off-site financial contribution to improve the junior/toddler play equipment at Everest Road, the commuted sum is £3,892.13.

Environmental Health: Recommend conditions in respect of construction operation hours, a cautionary condition for contamination experienced during development and the submission of a noise impact assessment. The site is within Zone 2 of the 2005 Air Quality Management Area (AQMA). This site is further away from the principal source of PM10 (Scunthorpe steel works) and constitutes small infill development in a residential area. It isn't an encroachment into the current buffer zone between the residential areas and the steel works, therefore no further comments to make in respect of air quality.

PUBLICITY

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

ASSESSMENT

The application site forms garden land to the rear of the applicant's detached property on Ville Road. The rear garden is laid to grass and extends to approximately 96 metres in depth between Ville Road and The Queensway. The garden is bordered by a 2 metre high palisade fence and gate along the northern boundary with The Queensway. There is a large outbuilding in the rear garden, constructed from blockwork and a red tiled roof. There is an existing vehicular access to the rear of the site, close to the signalised junction between The Queensway and Grange Lane South. Dwellings along Ville Road principally consist of pairs of semi-detached houses with deep gardens to the rear and off-street parking to the front.

The main issues in the determination of this planning application are the principle of development, impact on the character and appearance of the area.

Principle

The application site is located within the settlement boundary for Scunthorpe which is designated as the main focus for the majority of new development and growth including housing, this accords with policy CS1 (Spatial Strategy for North Lincolnshire) of the Core Strategy. Policy CS2 (Delivering More Sustainable Development) states that development should be focused on previously developed land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions. Policy H8 (Housing Design and Housing Mix) applies and

states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains and where possible improves and enhances the character of the area and protects existing and natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Scunthorpe, therefore there is a presumption in favour of residential development.

The subsequent issue to consider is the impact of residential development upon the character and appearance of the area.

Street scene and settlement character

Ville Road has a clearly defined character with equally spaced pairs of semi-detached dwellings set back from the public highway, within spacious plots and deep rear gardens. The depths of rear gardens to properties along the northern side of Ville Road extend between 45 metres and 100 metres towards the Queensway. It is worth noting that the applicant's property is the only detached property along the northern side of Ville Road. The rear gardens of properties contain outbuildings, some of which are visible when travelling along the Queensway. Effectively the deep gardens act as a buffer between the residential properties and the Queensway.

Given the depth of these rear gardens and the distance from existing residential houses along Ville Road it is considered that the development will result in a small-scale residential development which is viewed from the Queensway. The proposed residential development will not be viewed in built context with houses along Ville Road, rather it will be a stand-alone development which addresses the southern side of the Queensway, much in the same way that the block of flats on the northern side does, however it will be much lower in its density. It is the separation distance from the existing properties along Ville Road, together with the fact that the development will provide built form along the southern side of the Queensway, which results in this development being considered in keeping with the character and appearance of the area.

It is the spacing between dwellings and the uniformity of built development, together with the deep rear gardens which provide this part of Scunthorpe with its distinct character. The erection of dwellings (up to five stated in the Design and Access Statement) will introduce built development between the Queensway and residential properties along the northern side of Ville Road. This is considered to result in development which is in keeping with the settlement pattern in this part of Scunthorpe.

An illustrative plan has been submitted by the applicant. This plan, whilst only indicative, provides an overview of the potential layout of the site and demonstrates that five dwellings, with associated parking and gardens, can be accommodated on the site, together with space for an access road and visibility splays onto The Queensway. This plan also shows the creation of a new vehicular access onto The Queensway. Whilst some initial concern has been raised by Highways, the fact remains that they have recommended conditions in respect of this proposal and no objections have been put forward on highway safety grounds. Given the fact the plan shows five dwellings can be reasonably accommodated on the site, and that Highways wishes to restrict the number of dwellings being served from the Queensway, it is considered prudent to recommend a condition in respect of the maximum number of dwellings on the site being five in any case. Any future planning applications for the further development of gardens to the rear of Ville Road will be considered on their own merits.

Other issues

This is an outline planning application with all matters reserved for subsequent consideration. The site is located in Zone 2 of the Scunthorpe Air Quality Management Area (AQMA). However Environmental Health has not raised an issue in respect of air quality in this case, save that the applicant should be mindful of dust generated during construction and use appropriate techniques to minimise dust.

RECOMMENDATION

A formal agreement under Section 106 of the Town and Country Planning Act 1990 is already in place securing a financial contribution of £3.892.13 towards improvement of the area of open space at Everest Road, therefore grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale, and 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 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, and 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 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

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.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

6.

The development hereby permitted shall be carried out in accordance with the following approved plans: 882.01 and 882.02.

Reason

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

7.

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.

8.

Prior to the occupation of the dwellings details of the boundary treatments to be built/planted shall be submitted to and agreed in writing by the local planning authority beforehand. The details shall include the positions, design, material and type of boundary treatment to be built/planted. Once built/planted the agreed boundary treatments shall be retained thereafter.

Reason

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

9.

No more than five dwellings shall be constructed on the site.

Reason

To define the terms of the permission and to ensure that the development is undertaken in accordance with the details set out in the Design and Access Statement, to accord with policies DS1, H5 and H8 of the North Lincolnshire Local Plan.

10.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full

height kerbs) 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.

11.

Prior to the occupation of the dwellings hereby permitted details showing an effective method of preventing surface water run-off from hard paved areas within the site shall be submitted to the local planning authority beforehand. 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.

12.

Any gates or gate positions at the vehicular access shall be set back a minimum distance of 5 metres from the nearside carriageway edge.

Reason

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

13.

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.

14.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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.

15.

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

Reason

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

16.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

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

17.

No development shall take place until details of the method of providing off-road servicing facilities shall be submitted to the local planning authority beforehand. These facilities shall be incorporated into the private driveway serving the proposed dwellings and shall be provided prior to the occupation of any dwelling on the site. Once provided the servicing facilities shall thereafter be retained.

Reason

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

18.

No development shall take place until a construction phase traffic management plan showing details of all associated traffic movements, including delivery vehicles and staff/construction movements, any abnormal load movements, contractor parking and welfare facilities, storage of materials and traffic management requirements on the adjacent highway, has been submitted to and approved in writing by the local planning authority. Once approved the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

19.

Prior to the occupation of any dwelling details of the method of surface water disposal shall be submitted to the local planning authority beforehand. None of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

Informative 1

This application must be read in conjunction with the relevant Section 106 Agreement.

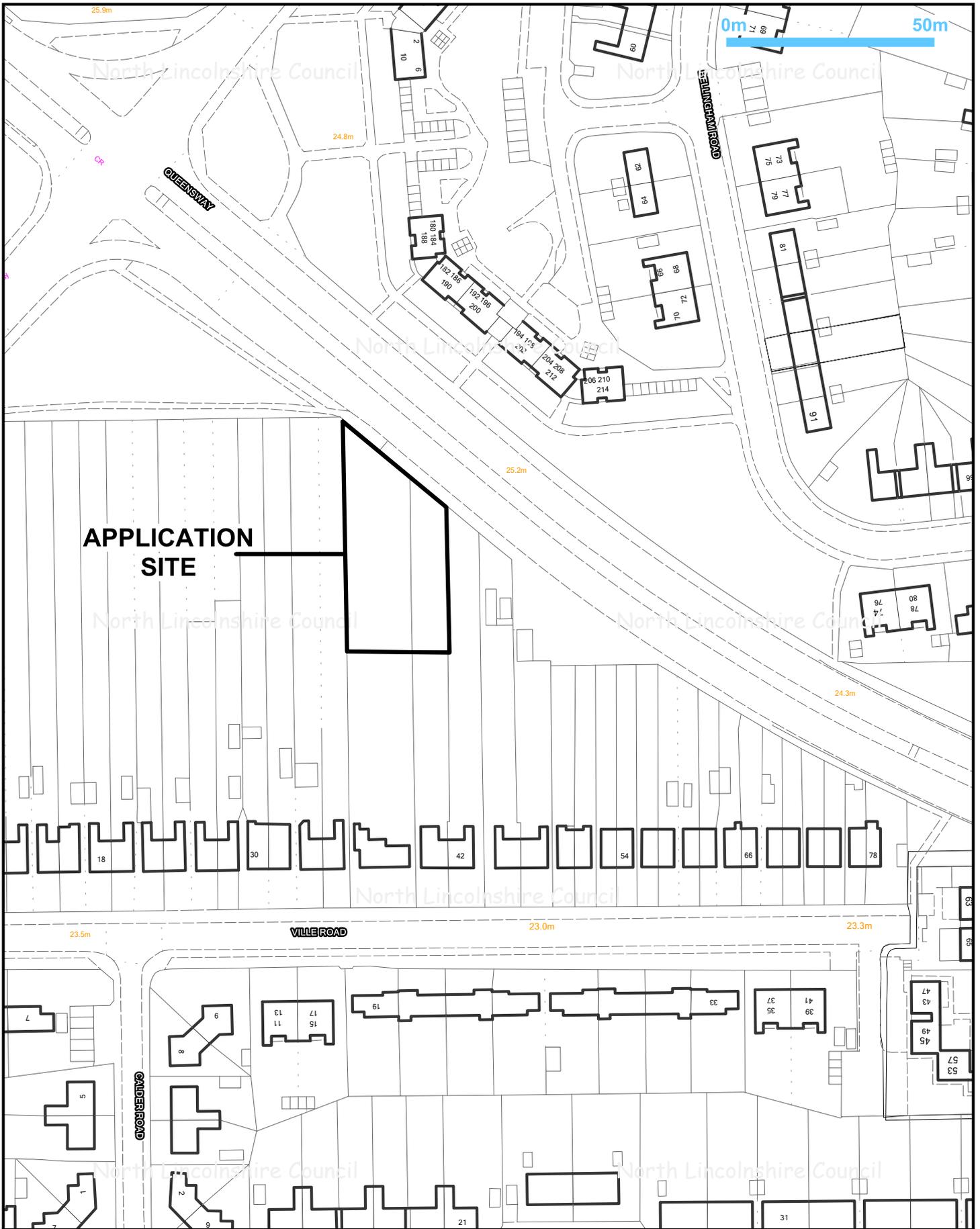
Informative 2

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.



Title: PA/2014/1426

Drawn by: Sue Barden

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Scale at A4: 1:1250



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PA/2014/1426 Indicative Layout

Not to scale

