

APPLICATION NO PA/2015/0671

APPLICANT Mr M Greenside

DEVELOPMENT Planning permission to erect two dwellings with associated vehicular access

LOCATION 38 Garden Village, North Killingholme

PARISH NORTH KILLINGHOLME

WARD Ferry

CASE OFFICER Chris Neal

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Applicant request to address the committee

POLICIES

National Planning Policy Framework: 6 (Choice of High Quality Homes); 7 (Requiring Good Design)

North Lincolnshire Local Plan: Policies HE5 (Development Affecting Listed Buildings), H3 (Previously Used Land), H7 (Backland and Tandem Development), H8 (Housing Design and Housing Mix), DS1 (General Requirements), T2 (Access to Development) and RD2 (Development in the Open Countryside).

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy For North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design In North Lincolnshire), CS6 (Historic Environment), CS7 (Overall Housing Provision) and CS8 (Spatial Distribution of Housing Sites).

CONSULTATIONS

Highways: No objections subject to conditions.

Historic Environment Record: No objections – the proposal does not adversely affect any sub-surface heritage assets.

Drainage: Object due to previous flooding in the area; would require a Flood Risk Statement and desktop assessment of feasibility for infiltration on the site.

Environmental Health: Recommend conditions covering noise during the construction phase and observations for the possibility of any contaminated land.

PARISH COUNCIL

Objects on the following grounds:

It is not deemed to be in keeping with other properties on the close – the majority are bungalows and in line with each other, and the proposed new builds are at an angle.

The properties planned are felt to be too close to the neighbouring bungalows either side.

The planned properties will be located over a mains sewer.

It is felt this would be an over-development of the area.

The infrastructure in place is not suitable for construction traffic (all block paved).

There is no extra capacity for overflow parking requirements.

Utility vehicles (dustbin lorries) are already having to ask residents to move their cars on bin days. Extra properties would add to this.

PUBLICITY

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

ASSESSMENT

The site is to the north of 38 Garden Village, North Killingholme belonging to number 38. The proposal is to build a pair of semi-detached houses with garages utilising an existing access.

The division of the existing garden would leave adequate garden space for both properties. Both proposed properties would have off-street parking with garages and driveways accessed from the existing turning head. There is an existing access to this plot of land separate from the existing dwelling (38) which has its own.

The design of the proposed houses is considered acceptable in relation to the street scene which is predominately terraced and semi-detached houses. The proposed dwellings would have a broadly similar eaves and ridge height. The dwellings, whilst not completely matching neighbouring properties, would not look out of place and would complement the overall character of the area. The supporting documents mention a landscaping scheme and boundary treatments which, subject to further details, appear acceptable. The proposed pair of dwellings are approximately 15 metres at the nearest point from number 36 and approximately 13-14 metres from number 38.

The Drainage team objected to the application as submitted due to the lack of a thorough flood risk assessment and investigation into infiltration and drainage schemes. A flood risk assessment has since been submitted and further details could be conditioned as a pre-commencement condition if required.

With regard to the comments made by the parish council, the majority have been addressed above. They have also been addressed by the applicant in his email of 3 August 2015 which covers each point in turn. It highlights the mix of properties, the distance from

neighbouring properties, checks with Anglian Water showing no mains sewer, the availability of three off-road parking spaces per property and the weight of vehicles used during the construction phase.

The design of the properties, parking arrangements and layout would appear acceptable and comply with the majority of the policies listed. The only remaining issue is that the development limit, as defined in the North Lincolnshire Local Plan, cuts through the proposed site. The majority of the site falls outside the development limit in both the existing local plan and the soon to be adopted Housing and Employment Land Allocations document. Only a small section of the proposed frontages falls within the development limit.

The application is therefore recommended for refusal based on it being predominately outside the development limit and therefore contrary to policy RD2 of the North Lincolnshire Local Plan. The development limits are in place to prevent the spread of small villages and in the interests of sustainable development.

RECOMMENDATION: Refuse permission for the following reasons:

The proposed development is predominately outside the development limit for the settlement and as such is considered to be inappropriate development in the open countryside contrary to policy RD2 of the North Lincolnshire Local Plan.

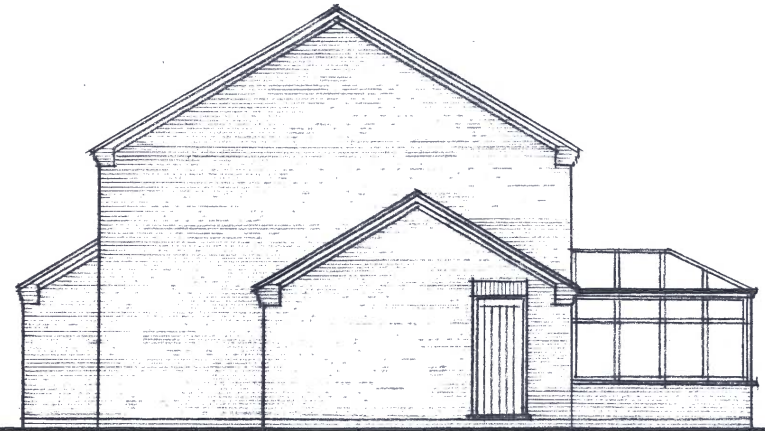
Informative

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.

PA/2015/0671 Proposed Elevations - Not to scale

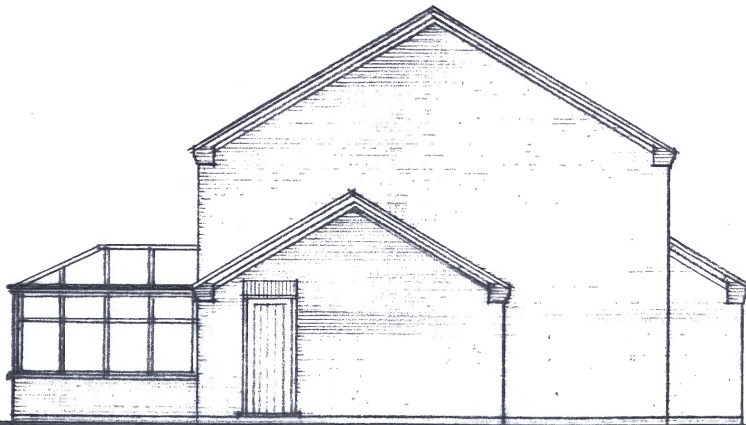


proposed front elevation



proposed side elevation

roof - terracotta colour through concrete double
pan tiles - or similar approved
external walls - red rustic facing brickwork
or similar approved
windows & doors - white double glazed upvc
or similar approved



proposed side elevation



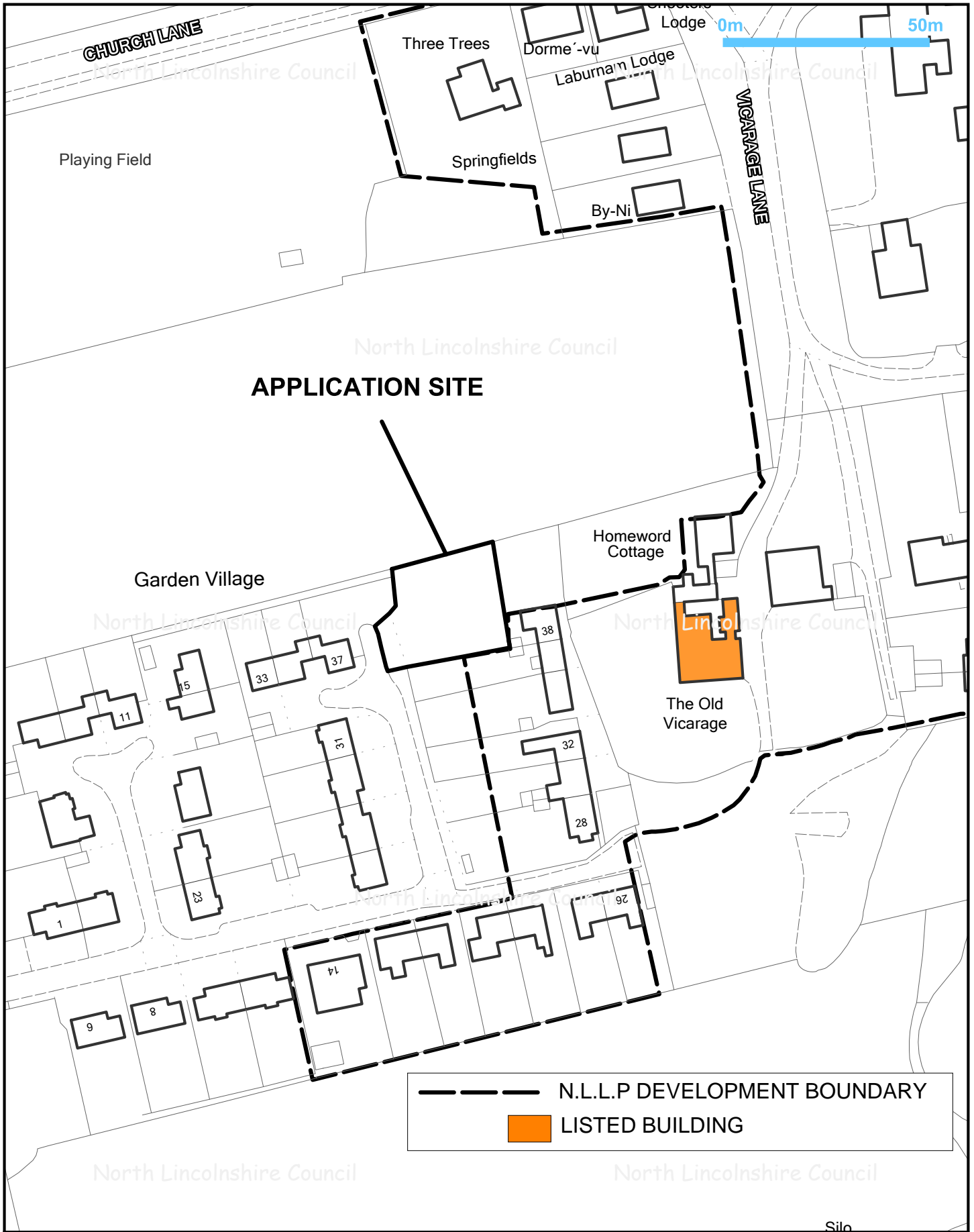
proposed rear elevation

DEVELOPMENT CONTROL SECTION
2 - JUN 2015
DATE RECEIVED
Referred to



Homeword
Cottage

proposed dwellings





N.L.L.P DEVELOPMENT BOUNDARY
 LISTED BUILDING

Title: PA/2015/0671			
Drawn by: Sue Barden	Date: 08/09/2015	Scale 1:1250	
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