

APPLICATION NO	PA/2015/1491
APPLICANT	Mrs Matthews
DEVELOPMENT	Outline planning permission to erect a bungalow with all matters reserved
LOCATION	Land rear of Greenacres, Station Road, Ulceby, DN39 6UA
PARISH	Ulceby
WARD	Ferry
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Ulceby Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that 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 states that 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 it states that 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 49 states that 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 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

North Lincolnshire Local Plan: Policies DS1, H7, H8 and T2.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5.

CONSULTATIONS

Highways: No objections subject to conditions.

Environmental Health: Advise conditions regarding contamination and hours of construction.

PARISH COUNCIL

Object to the proposal on the grounds that it is backland development.

PUBLICITY

Neighbouring properties have been notified by letter. One letter of objection has been received raising the following material issues:

- rural pocket of land unsuitable for greenfield residential development
- backland development which is out of character with the area
- would set a precedent for similar development
- drainage issues
- highway safety.

ASSESSMENT

The application site comprises a detached house set on a large plot towards the edge of the village of Ulceby. There is a very large garden area to the rear with various greenhouses and outbuildings, trees and hedges. It is proposed to use part of this garden as a building plot for a single dwelling. There is an existing gravel drive to the side of the existing dwelling which serves the proposed plot. The neighbouring property has a conservatory on the side elevation with a 1.2 metre high fence (approximately) and some hedges along the shared boundary. The majority of the site is in the development boundary as proposed under the new Housing and Employment Land Allocations Development Plan Document.

The main issues in determining this application are whether the proposed development would have an adverse impact on the character of the area, the drainage network or highway safety.

The main issue relates to that of character, in that the proposed plot would constitute backland and tandem development as the proposed plot would utilise the existing driveway. The driveway would become a shared driveway although, with the length and width of this driveway, it is not considered that this would lead to any adverse impacts on existing properties. It is accepted that this would be the case, however policy H7 states that backland development will be permitted provided that there is no loss of amenity to any residential properties or neighbouring land uses and it would not affect the general quality and character of the area in which it is located. The layout of the host property and neighbouring property would mean that there would be little disturbance to any residential properties and the presence of the existing driveway and existing outbuildings already give an urbanised character to this area of land. As such it is not considered that a single

dwelling in this location would have an adverse impact on the character of the area, and the proposal therefore complies with this planning policy.

It should be noted that a similar backland development in Ulceby was recently approved by planning committee under application PA/2015/0535. Whilst this does not set a precedent for such proposals, it does demonstrate how such backland development can be acceptable in policy terms, providing there is no amenity impact or adverse impact on the character of the area.

With regard to highway safety, Highways have been consulted and raise no objections to the proposal subject to conditions. The driveway to the proposed dwelling is an existing driveway and parking and turning facilities would be provided. As such it is not considered that an objection on these grounds can be substantiated.

The objector raised concerns regarding the land being a 'rural pocket' and 'unsuitable for greenfield residential development'. The site is located within the built-up area on garden land which is currently occupied by outbuildings, with other outbuildings located close to the proposed plot. Whilst the site does meet the definition of greenfield land, it is closely related to existing development and its development would not be harmful to the character or appearance of the area.

In terms of drainage, no comments have been received from the drainage team or Anglian Water. A drainage condition is proposed to ensure that adequate drainage is achieved.

Environmental Health have suggested the full range of contamination conditions, including site investigations, as the end use is a sensitive use. As the site is currently garden land, it is not considered necessary or appropriate to include this condition, and instead the standard monitoring condition is proposed.

RECOMMENDATION 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.

The hereby approved dwelling shall be sited within the hatched area on attached plan PA/2015/1491 – condition 5.

Reason

To comply with policies CS2 and CS3 of the Core Strategy.

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.

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.

8.

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.

9.

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.

10.

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.

11.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and 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.

12.

The dwelling shall be a single-storey bungalow.

Reason

To ensure the development reflects the character of adjacent 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:

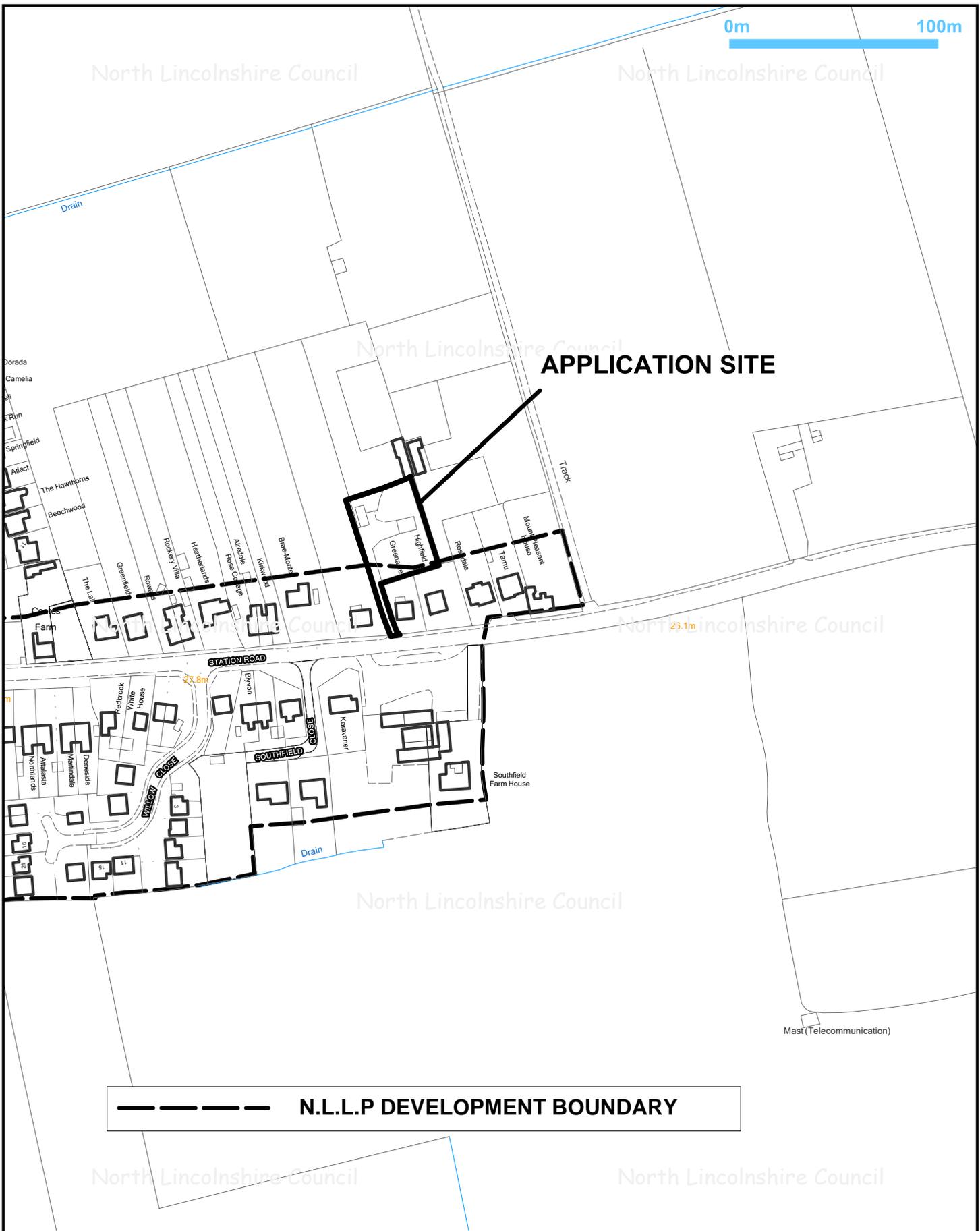
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

- 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

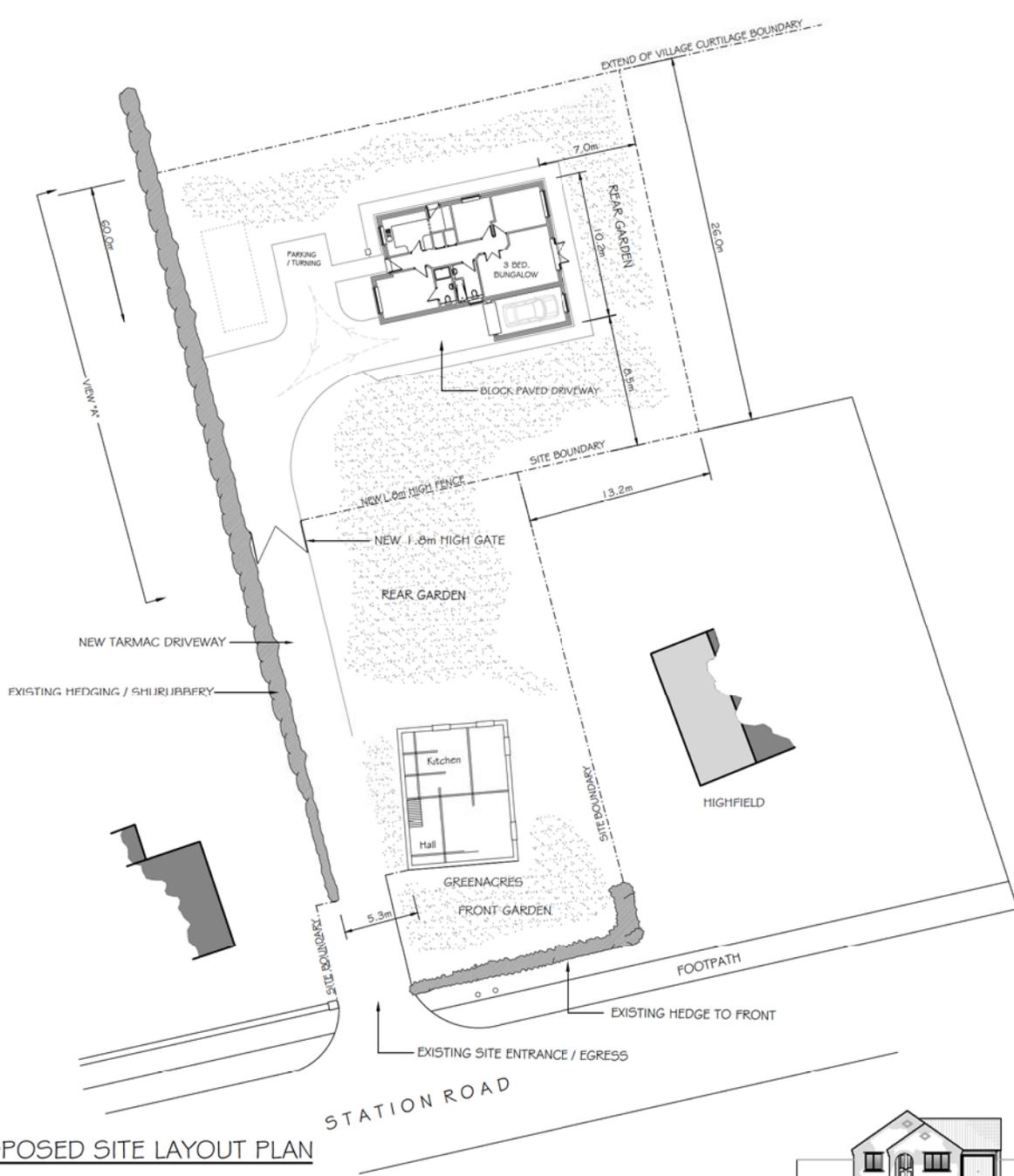
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

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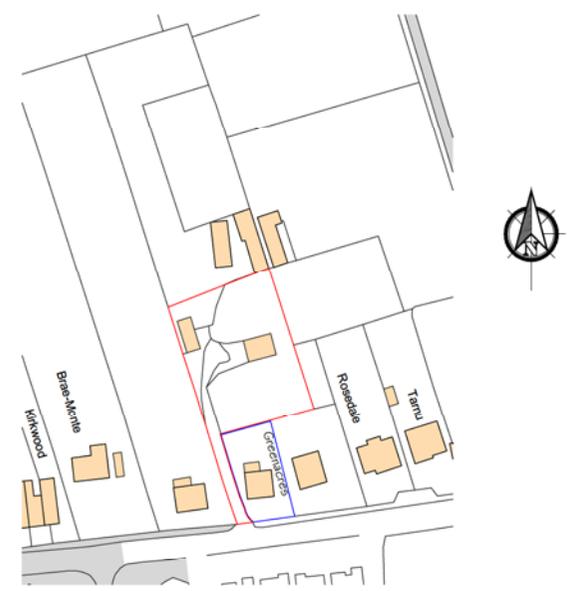


--- N.L.L.P DEVELOPMENT BOUNDARY

Title: PA/2015/1491		
Drawn by: Sue Barden	Date: 18/02/2016	Scale @A4 1:2500
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		Director of Places Peter Williams BSc,DMS,CEng,MEI,MCMI,AMIMechE



PROPOSED SITE LAYOUT PLAN



SITE LOCATION PLAN



"VIEW A" - INDICATIVE ELEVATION OF PROPOSAL



Title: PA/2015/1491 - Condition 5

Drawn by: Sue Barden

Date: 26/01/2016

Scale @A4 1:1250



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