

APPLICATION NO PA/2017/575

APPLICANT Mr Howard

DEVELOPMENT Planning permission to erect a dwelling

LOCATION Adjacent to 14 Main Street, Worlaby, DN20 0NW

PARISH Worlaby

WARD Brigg and Wolds

CASE OFFICER James Roberts

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Worlaby Parish Council

POLICIES

National Planning Policy Framework: Chapters 4 (Promoting sustainable transport), 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design), 10 (Meeting the challenge of climate change, flooding and coastal change), 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment).

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), CS7 (Overall Housing Provision), CS8 (Spatial Distribution of Housing Sites), CS17 (Biodiversity) and CS19 (Flood Risk).

North Lincolnshire Local Plan: Policies H8 (Housing Design and Housing Mix), LC5 (Species Protection), DS16 (Flood Risk), T2 (Access to Development) and DS1 (General Requirements).

CONSULTATIONS

Highways: No objections subject to conditions.

HER Team: No objection subject to conditions.

Environmental Health: Require further information in relation to land contamination.

PARISH COUNCIL

Objects on grounds of harm to highway safety.

PUBLICITY

The application has been advertised by site notice. Letters of objection have been received from four local residents raising the following concerns:

- The proposal would be detrimental to pedestrian safety, particularly given its proximity to a footpath used by schoolchildren.
- The proposal will unacceptably impact on traffic levels and congestion in the area.
- Inadequate off-street parking would be provided at the site.
- The proposal would have an unacceptable impact on the character of the existing buildings and surrounding area.
- The proposal would have adverse financial implications on neighbours.
- The proposal would result in an unacceptable increase in noise and disturbance.
- The proposal may have implications for surface water run-off.
- The proposal has been insufficiently advertised.
- The submitted information is inaccurate.
- The proposal would adversely affect neighbouring living conditions.

ASSESSMENT

The application site comprises a part of the side/rear garden area of 14 Main Street, Worlaby. The host property is a semi-detached dwelling set within a well-sized plot. The garden area is largely grassed and sits adjacent to an access road to the neighbouring primary school. The host property is set over two floors and features a tiled, pitched roof.

Full planning permission is sought for a single dwelling. The dwelling would be attached to the existing property and would effectively result in a terrace being created. The proposed dwelling would feature similar architectural detailing to the existing dwelling. A private rear garden area would be provided to the rear along with a parking area (to be shared between the dwellings).

Principle

The proposal represents a small-scale infill development within an existing rural settlement. The council's Core Strategy does not preclude development of this nature in such locations and it is considered that the proposal would make a small contribution to the delivery of housing in rural parts of North Lincolnshire. The broad principle of development is therefore considered acceptable.

Impact on neighbours

The proposed dwelling would be located to the side of the existing property, would be split over two storeys and would feature a tiled, pitched roof. The neighbouring property to the south features windows which face towards the site. However, these are not main openings

to habitable rooms and it is therefore considered that the proposal would not unacceptably impact on light levels or privacy at this dwelling. Furthermore, the proposal, by virtue of its location and scale, would not adversely impact on neighbouring living conditions at any other property.

Design

The proposal would result in a change in the character of the existing semi-detached dwellings to form a small terrace. The change in the character of the dwellings is not in itself considered harmful and the area is not considered particularly sensitive to change. The National Planning Policy Framework makes it clear that councils should not expect developers to conform to unsubstantiated requests to maintain character where there is no harm. The proposal would feature architectural detailing which would ensure it would be broadly in keeping with the existing properties and the use of appropriate external materials can be adequately controlled by condition. The impact of the proposal on the character of the area is therefore considered acceptable.

Land contamination

It is noted that the council's Environmental Health team has requested further information in relation to land contamination. However, this is a developed area of land that appears to have been used as residential garden for a significant period of time. With this in mind it is considered that the suggestion is considered overly onerous. A condition ensuring that any contaminants found during construction are appropriately dealt with is considered more appropriate.

Highways

Whilst the proposal has the potential to result in an increase in the number of vehicular movements to and from the site, these can be adequately accommodated on the highway network. Furthermore, the council's Highways team has confirmed that it is satisfied with the level of parking provision within the site. Whilst it is acknowledged that the site is situated in close proximity to the access drive to the adjacent school, visitors to the school tend to arrive during specific periods of the week and traffic movements in the area are not consistently high. Furthermore, the proposed increase in vehicular movements from one extra dwelling in the area would not be excessive. In light of these factors, and given the lack of objection from the council's Highways team, it is considered that the proposal would not have a detrimental impact on vehicular or pedestrian safety.

Archaeology

The council's HER team has advised that the site is in an area where archaeological remains have been found. It is therefore considered reasonable to attach conditions to any approval ensuring that any works are carried out with suitable safeguards to ensure the site is first investigated for archaeological potential.

Other issues

The following issues, raised by the objectors, have not been directly addressed in the above report:

- The proposal would have adverse financial implications on neighbours – *case law dictates that this matter cannot be afforded significant planning weight.*

- The proposal would result in an unacceptable increase in noise and disturbance – *the erection of a single dwelling would not result in an unacceptable increase in noise and disturbance.*
- The proposal may have implications for surface water run-off – *the site is not within an area at high risk from flooding and the impacts of this small-scale dwelling on surface-water run-off would not be significant.*
- The proposal has been insufficiently advertised – *the application has been advertised in full accordance with relevant legislation.*
- The submitted information is inaccurate – *the submitted information has been inspected and a site visit carried out. It is considered that sufficient information has been supplied to allow an accurate assessment to be carried out.*

Conclusion

For the reasons set out above, and having regard to the development plan and all other material considerations, the scheme is considered acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: PL(0)002, PL(0)003, PL(0)004, PL(0)005 and PL (0)006.

Reason

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

3.

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.

4.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by the North Lincolnshire Historic Environment Record, has been submitted

to, and approved in writing, by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site is of archaeological significance.

5.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site is of archaeological significance.

6.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan because the site is of archaeological significance.

7.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

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

8.

No external material shall be applied to the development hereby approved until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

In the interests of visual amenity and to accord with policy DS1 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.

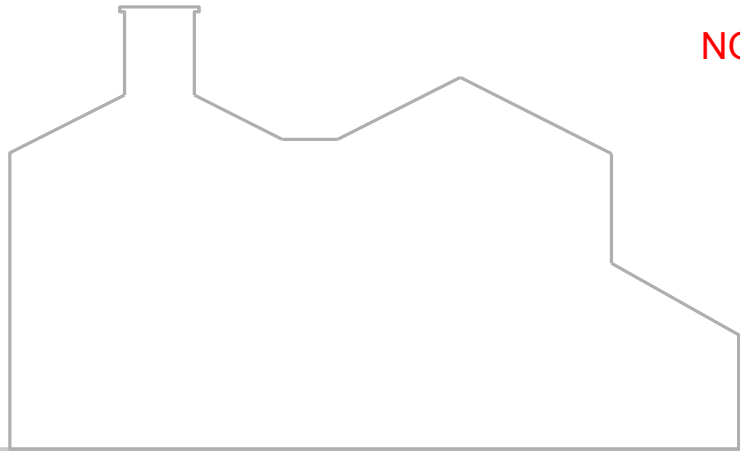
PA/2017/575 – Site Location



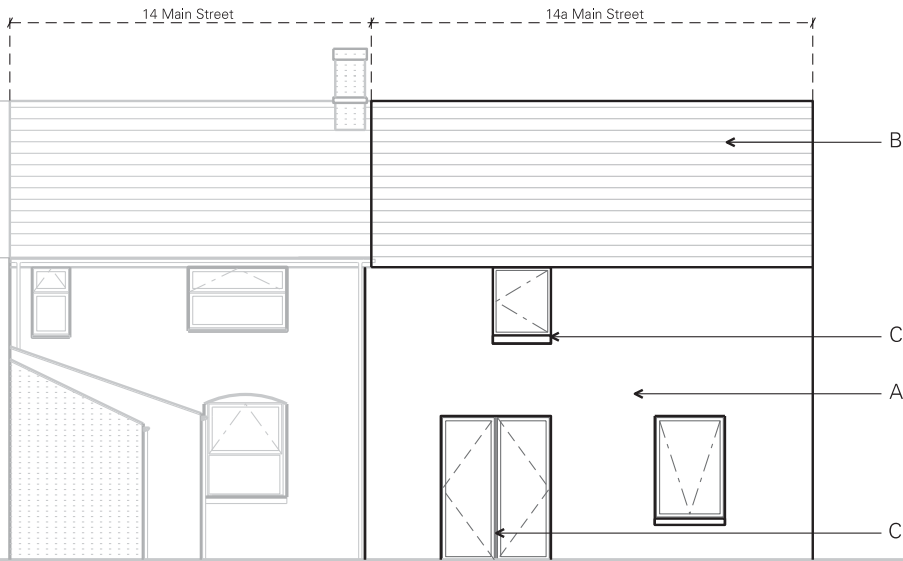
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PA/2017/575 PROPOSED ELEVATIONS 1

NOT TO SCALE



Main Street Elevation

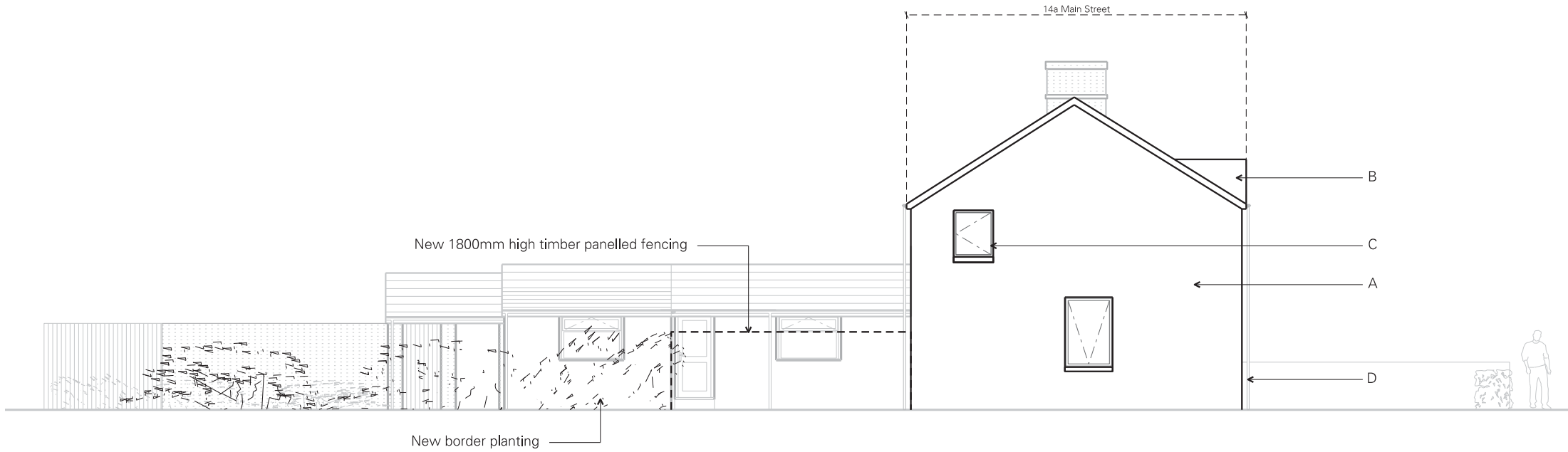


Rear Elevation

PA/2017/575

PROPOSED ELEVATIONS 2

NOT TO SCALE

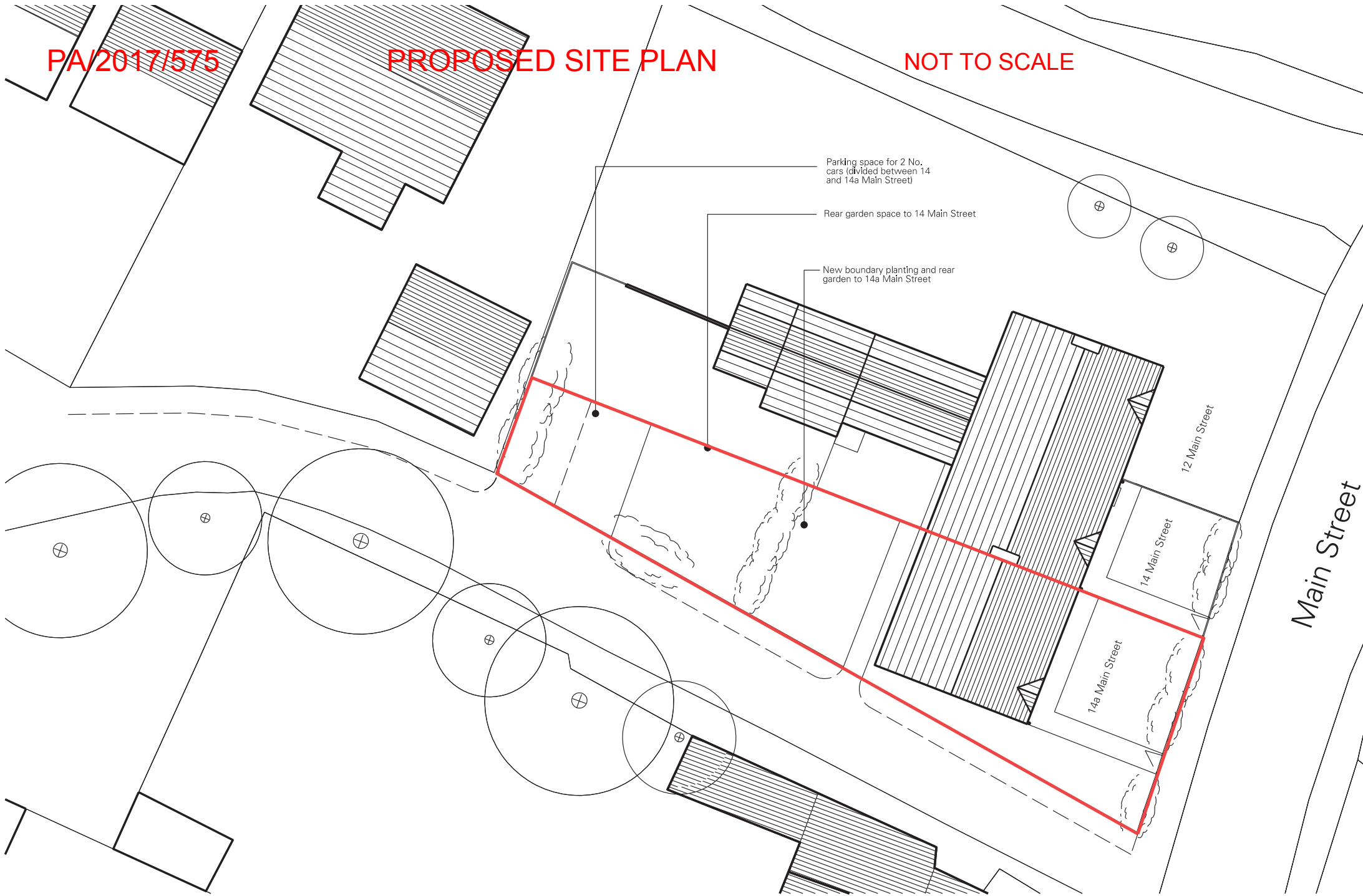


East Elevation

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PROPOSED SITE PLAN

NOT TO SCALE



Parking space for 2 No. cars (divided between 14 and 14a Main Street)

Rear garden space to 14 Main Street

New boundary planting and rear garden to 14a Main Street

12 Main Street

14 Main Street

14a Main Street

Main Street