

APPLICATION NO	PA/2017/611
APPLICANT	Mrs Janet Preston
DEVELOPMENT	Outline planning permission for two four-bedroomed detached dwellings with appearance, landscaping and scale reserved for subsequent approval
LOCATION	Land adjacent to Westfield House, Station Road, Garthorpe, DN17 4SA
PARISH	Garthorpe and Fockerby
WARD	Axholme North
CASE OFFICER	James Roberts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Garthorpe and Fockerby 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.

Environment Agency: No objections subject to a condition.

Environmental Health: No objections subject to a condition.

PARISH COUNCIL

Objects on the grounds that two dwellings would result in over-development of the site.

PUBLICITY

The application has been advertised by site notice. One letter of objection has been received raising the following concerns:

- The proposal would result in over-development of the site.
- The proposal would result in an unacceptable increase in traffic.

ASSESSMENT

The application site comprises a roughly rectangular parcel of land located off Station Road, Garthorpe. The site is located between residential properties and is presently undeveloped. The site is within the settlement limits for Garthorpe and is within an area known to be at risk from flooding.

Outline planning permission is sought for two dwellings. The applicant seeks permission for the principle of development, access and layout. The submitted plans show a pair of detached dwellings with an access point located centrally within the site.

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.

Flood risk

The application site is located within the settlement limits for Garthorpe and the whole of this settlement, and neighbouring Fockerby, are located within the same flood zone (3a), including the application site. It is therefore considered that the scheme would pass the required sequential test.

In accordance with national and local policy it then falls for the applicant to pass the 'exceptions test'. The exceptions test requires the proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

The Environment Agency has provided comments on the application which confirm that the development will be satisfactorily safe for its lifetime, subject to condition.

Furthermore, it is clear that the proposal would result in some modest sustainability benefits in the form of increased jobs during construction, additional housing provision to support local services, and the sensitive infilling within the settlement boundary. It is considered that, when balanced against the low level of flood risk, the sustainability benefits satisfactorily outweigh such risk. It is therefore considered that the scheme satisfactorily passes the exceptions test.

Design/impact on neighbours

The application seeks outline permission with matters of appearance, landscaping and scale reserved. The layout of the scheme is submitted for consideration at this stage. The application site is located between existing built form and the current undeveloped land is of no particular benefit to the locality.

Whilst the scheme seeks outline permission, the submitted plans demonstrate two detached dwellings set within well-sized plots. Having regard to the character of the area it is considered that that two dwellings could be developed within the site without resulting in material harm to the character of the surrounding area and without resulting in over-development of the site. Furthermore, the fact that the dwellings could be designed so as to be set within well-sized plots would ensure that satisfactory standards of living accommodation could be provided within the site and at neighbouring dwellings. Careful consideration will need to be given to window/door openings at reserved matters stage.

It is therefore considered that the proposed scheme could be designed to ensure that it would not have a harmful impact on the character of the site or locality and would not have an unacceptable impact on neighbouring living conditions.

Land contamination

The council's Environmental Health team has confirmed that sufficient information has been supplied to demonstrate that the site is not unacceptably exposed to contaminants. A condition ensuring that any contaminants found during construction are appropriately dealt with is considered appropriate.

Highways

It is accepted that the proposal would result in an intensification in vehicular movements at the site. However, given the limited scale of the proposed development, it is considered that the level of increase would be limited. Furthermore, there is adequate space within the site for off-street parking to be provided and the council's Highways team is satisfied with the provision. 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.

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.

Approval of the details of the scale and appearance of the building(s), 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 scale and appearance of any buildings to be erected, 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 development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by M Longden, dated 18 April 2017; in particular, the finished floor levels of the dwellings shall be elevated to a minimum of 4.4 metres above Ordnance Datum (AOD) as recommended on page 13.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

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 the vehicle parking space(s) 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 development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been

submitted to and approved in writing by the local planning authority. 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.

8.

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.

9.

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.

10.

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.

11.

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.

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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PROPOSED SITE PLAN

NOT TO SCALE

