

APPLICATION NO	PA/2017/1404
APPLICANT	Mr Terry Davis
DEVELOPMENT	Planning permission to erect a two-bedroom house
LOCATION	Adjacent to The Haymaker, Main Street, Bonby, DN20 0PY
PARISH	Bonby
WARD	Brigg and Wolds
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Bonby 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.

North Lincolnshire Local Plan: Policies DS1, T1, T2, T19, H5 and H8 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS7, CS8, CS25 and CS27 apply.

CONSULTATIONS

Highways: No objection, but recommend four conditions and an informative in relation to works within the highway.

Environmental Health: The application for residential development is a sensitive end use. It is the developer's responsibility to assess and address any potential contamination risks. No supporting information has been provided by the applicant that demonstrates the land has not been impacted by contamination, and that any potential risks can be reduced to an acceptable level. In the absence of this information recommend a condition in respect of contaminated land investigation.

PARISH COUNCIL

Object on the following grounds:

- unsightly and out of keeping with the village and surrounding area
- the proposed materials are not in keeping
- concern over an additional vehicular access onto Main Street.

Following receipt of amended plans the objection is maintained.

PUBLICITY

A site notice has been displayed. Four comments have been received (two from the same address) raising the following issues:

- modern design out of character with the street scene
- it will be an eyesore
- the entrance to the dwelling is positioned too close to the public house car park.

ASSESSMENT

The proposal is for the erection of a single detached dwelling and integral garage on land to the north of the car park belonging to the Haymaker public house. The site serves as an incidental parking area to the car park for the public house and is partly laid to hardstanding. The site has an existing vehicular access in its north-eastern corner which also serves dwellings to the rear. The site is located within the centre of the village in the defined settlement boundary for Bonby. The area is residential in nature with the post office located to the south-east and the public house and village hall located to the south.

The main issues in the determination of this planning application are the principle of development, and impact on the character and appearance of the street scene and upon residential amenity.

Principle

The application site is an empty parcel of land within the defined settlement boundary for Bonby, in a sustainable, central location within easy walking and cycling distance of a range of local facilities, including a public house, post office and village hall, and a primary school in Worlaby; in terms of sustainability it is within walking distance of bus stops which provide regular bus services to Barton upon Humber and Brigg. The proposal therefore accords with the principles of sustainable development as set out within the policies of the local plan, Core

Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations.

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 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 Bonby, in a sustainable location therefore there is a presumption in favour of residential development.

Street scene and settlement character

The pattern of residential development around which this development is proposed is characterised by detached dwellings set back from the highway with space for off-street parking and private gardens to the rear. The pattern of development along the eastern side of Main Street is mixed with dwellings and buildings located both adjacent to and set back from the public highway. The prevailing height of dwellings along this section of Main Street is two storeys; the introduction of a dwelling which is two-storey in height (ridge height of 5.8 metres) and set back from the public highway is therefore not considered to be out of keeping with the pattern and scale of residential development in this part of Bonby.

A number of the objectors, including Bonby Parish Council, have objected to the proposal on the grounds that the design is out of keeping with the character and appearance of the street scene. The plans show that the dwelling will be designed with its gable facing towards the highway with a parapet roof design; this is consistent with the orientation of dwellings located in close proximity to the site. The principal elevation, with its mixed red and blue brick finish, will face towards the highway and the principal elevation will span across the width of the site. The scale and size of the proposed dwelling is considered to be in keeping with those of neighbouring houses and is proportionate to the size of the site.

The planning statement submitted with the planning application makes reference to the prevailing external material finishes in the vicinity of the site, including the mixed red brick dwelling and former Methodist Church opposite and states the appearance of the proposed dwelling will take design cues from the street scene. In addition, the applicant has cited two examples of recent developments where contrasting additions have been added to dwellings and these are both located on the edge of settlements but within the settlement boundaries of Epworth and South Ferriby respectively. It is considered that the introduction of dark-framed aluminium windows, a vertical timber boarded single-storey garage and window projections to the principal elevation will add visual interest and a contrasting addition. It is considered that the timber boarding will break up the mass of the principal elevation and the mix of external materials proposed in the construction of the dwelling (including the zinc roof) incorporates materials which are present in the street scene; the introduction of design cues from the local area will therefore ensure the development will not be out of keeping with the character or appearance of the street scene. It is considered prudent to recommend a condition requesting details of the proposed construction materials to be submitted for consideration; this will allow the local planning authority to ensure the appearance of the dwelling is in keeping with the character and appearance of the street scene.

Each of the elevations will be broken up by window and door openings; this reduces the massing of brick that would have resulted from the development.

Residential amenity

The plans show that provision for a minimum of three off-street parking spaces will be provided to the front of the dwelling and a private garden of approximately 145 square metres to the rear; this is considered sufficient to meet the needs of the occupants. There are no side-facing first-floor windows in the design of the dwelling; there will therefore be an outlook onto the highway to the front and the proposed garden to the rear. The proposal is not considered to give rise to loss of residential amenity through the effects of overlooking, overshadowing or having an overbearing impact.

Highways has considered the position of a new vehicular access onto Main Street at the front of the site; no objections are raised on highway or pedestrian safety grounds. The creation of a new vehicular access would arguably remove the potential for customers to the adjacent public house to park their vehicles within the highway as it would be required for access to and egress from the application site.

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: PA/2017/1404/02 and Revised elevations and layout.

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 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.

5.

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.

6.

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.

7.

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.

8.

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.

9.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and 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.



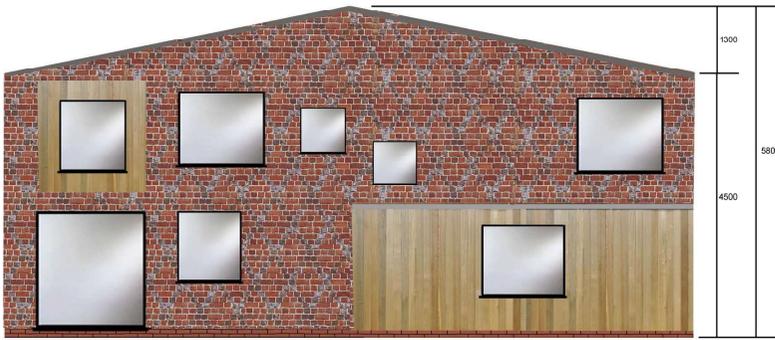
Bonby



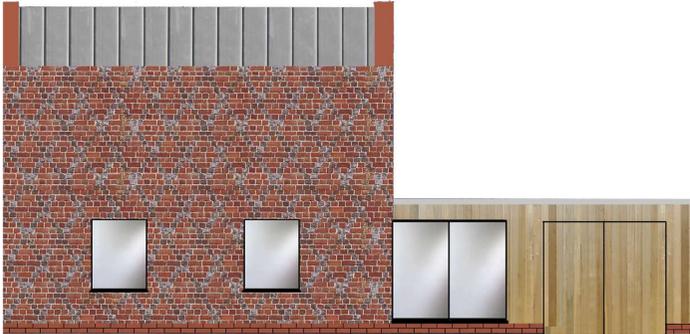
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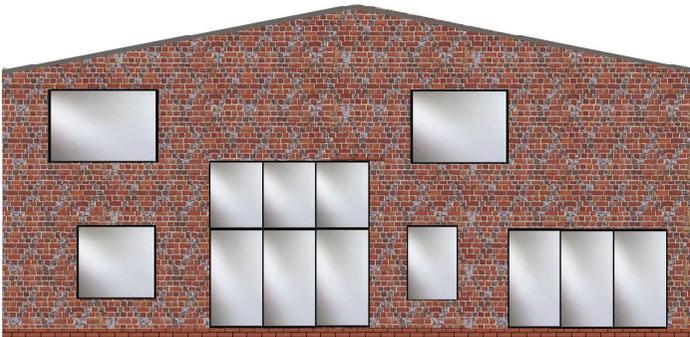




Revised Front Elevation



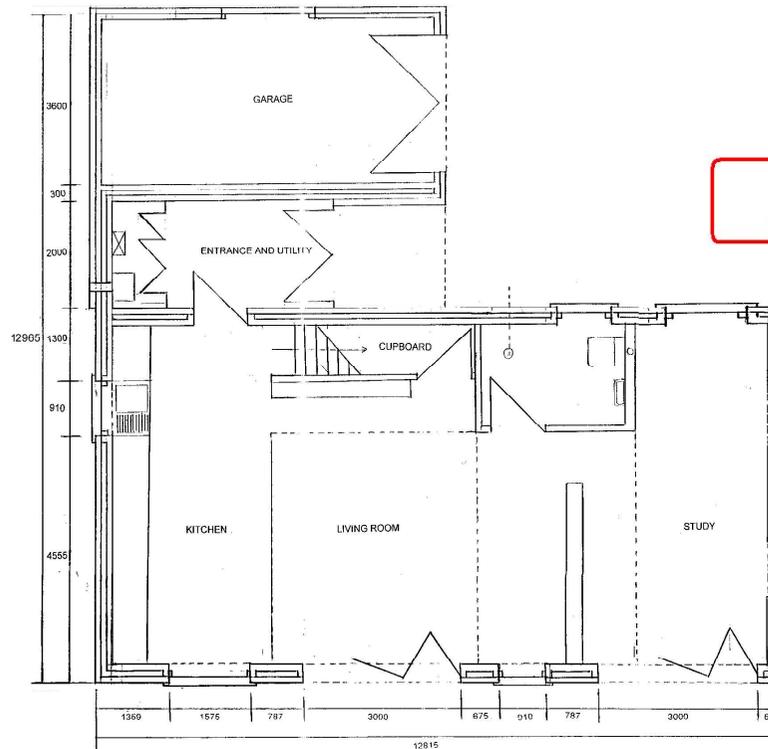
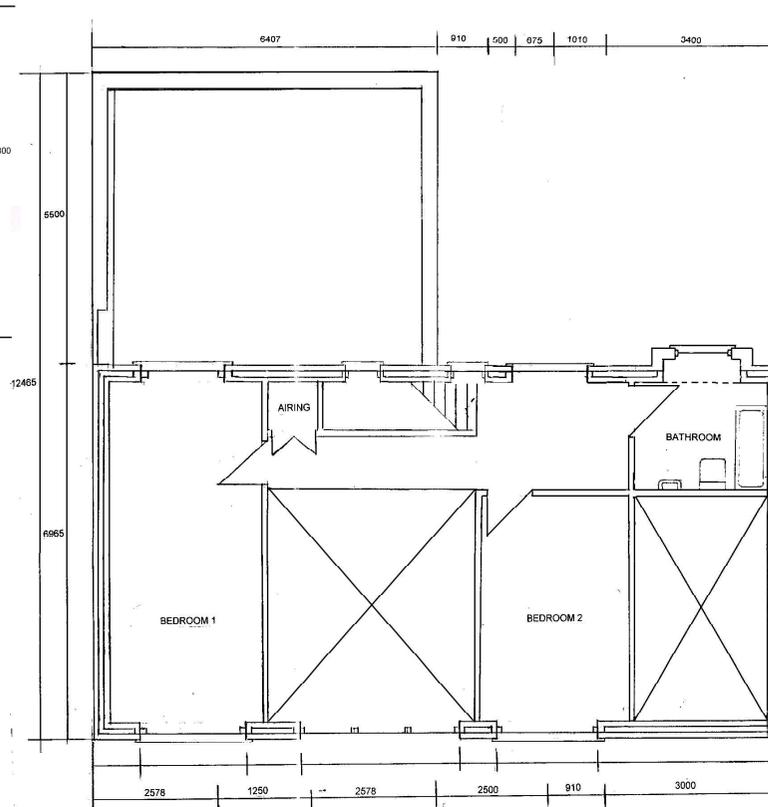
Revised Eastern Elevation



Revised Rear Elevation



Revised Western Elevation



Layout for Potential 'Diapering' Panel

AMENDED

PA/2017/1404- Elevations - Not to scale

Revised Drawings for Plot Adjacent to Haymaker, Bonby.
 These replace previously submitted Drawings with respect to brickwork detailing on all facades and window layout on the front.
 They also include minor changes to layout to accompany the new window positions.
 Do not Scale from Drawings

PA/2017/1404/02



FIGURE GROUND PLAN FOR PROPOSED TWO BEDROOM HOUSE ON LAND ADJOINING HAYMAKER PUBLIC HOUSE, MAIN STREET, BONBY
 SCALE 1:500 DIMENTIONS IN MM
 SITE RENDERED IN COLOUR
 DO NOT SCALE FROM DRAWING
 DRAWN OCTOBER 2015
 SHEET 1 OF 3

DEVELOPMENT CONTROL SECTION
 29 AUG 2017
 DATE RECEIVED

SITE PLAN FOR PROPOSED TWO BEDROOM HOUSE ON LAND ADJOINING HAYMAKER PUBLIC HOUSE, MAIN STREET, BONBY
 SCALE 1:100 DIMENTIONS IN MM
 GROUND HEIGHTS IN RED
 DO NOT SCALE FROM DRAWING
 DRAWN OCTOBER 2015
 SHEET 1 OF 3

PA/2017/1404/01