

APPLICATION NO PA/2017/2043

APPLICANT Mr Mark Birkett

DEVELOPMENT Planning permission to erect a detached domestic garage with self-contained living accommodation above for a member of the applicant's family

LOCATION Rose Cottage, Coronation Road, Ulceby, DN39 6SX

PARISH Ulceby

WARD Ferry

CASE OFFICER Mark Niland

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Ulceby Parish Council

POLICIES

National Planning Policy Framework: Paragraphs 9, 58 and 118 apply.

North Lincolnshire Local Plan: Policies DS1, DS5, RD2 and LC12 apply.

North Lincolnshire Core Strategy: Policies CS5 and CS17 apply.

CONSULTATIONS

Highways: No objections.

Tree Officer: Requests a tree survey given the loss of trees.

Environmental Health: Makes comments in relation to land quality and recommends a condition.

Ecology: No objections subject to conditions.

PARISH COUNCIL

Objects to the proposal in that the addition of another dwelling would impact upon the existing drainage and flooding issues in the area.

PUBLICITY

A site notice has been displayed. No comments have been received.

ASSESSMENT

The site is located close to the settlement boundary of Ulceby in the open countryside. The site is accessed via a private track from Coronation Road. The existing dwelling is a traditional farmhouse rendered cream with a central chimney stack. It has a large amount of land to the rear.

The applicant seeks to erect a double garage with a separate unit of living accommodation above to be used by a family member.

The following considerations are relevant to this proposal:

- **impact upon the character of the countryside**
- **residential amenity**
- **trees**
- **ecology.**

Impact upon the character of the countryside

Policy RD2 of the North Lincolnshire Local Plan states that development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

‘for the replacement, alteration or extension of an existing dwelling’

provided that

‘the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials;’

The building is proposed in the rear curtilage of Rose Cottage and is located in the open countryside, though close to the settlement boundary of Ulceby. The building would be sited to the rear of the gardens of the dwellings that front Coronation Road. The built form would be two-storey and would be largely unseen from the street. Furthermore, given its proximity to the settlement boundary, the impacts would not impinge upon the open character of the countryside to an unacceptable level. The applicant has not submitted any information on materials other than ‘facing brick’ within the application form. It is considered, however, that a suitable palate of materials can be achieved and this will be secured by condition.

It is therefore considered that the proposal is in accordance with policy RD2 of the local plan as well as policy CS5 of the Core Strategy.

Residential amenity

Policy DS5 of the North Lincolnshire Local Plan states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The proposal is located in close proximity to Rose Cottage and would share many of the same facilities, including parking arrangements and outdoor amenity space. The openings on the side elevation would look into the amenity area of Rose Cottage. It is therefore considered, given the reliance upon Rose Cottage, that a condition linking the two units should be attached to any permission and this would remain in perpetuity.

Trees

Policy LC12 states that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows.

There is an existing cherry tree on the site which is proposed to be removed to allow for the development. The tree is not subject to a tree preservation order nor does it have any other protection. The tree officer has stated that there is a tree on the site and has requested a tree survey. However, the plans clearly state that the tree is to be removed and these works do not require planning permission in any case.

It is therefore considered that the proposal is in accordance with policy LC12 of the North Lincolnshire Local Plan.

Ecology

Policy CS17 of the Core Strategy is concerned with biodiversity and is reinforced by paragraphs 9 and 118 of the National Planning Policy Framework. The area is located in the open countryside and the application is supported by an ecological assessment. The council's ecologist has reviewed the submission and has stated that, whilst there is low potential for roosting bats, great crested newts and nesting birds are known to be present in the area.

The ecologist has recommended a condition requiring a biodiversity management plan to be submitted. This is considered appropriate mitigation given the prevalence of protected species and will be duly attached to any permission.

Land quality

Policy DS7 of the North Lincolnshire Local Plan states that in the case of proposals for development on land known or strongly suspected as being contaminated, applicants will be required to demonstrate that the level of contamination can be overcome by remedial measures or improvements.

The council's Environmental Health team have been consulted and state that a desktop study, remediation and verification reports are required. Given that the area relates to residential curtilage it is considered onerous. A monitoring condition is considered more appropriate.

It is therefore considered that the proposal complies with policy DS7 of the North Lincolnshire Local Plan.

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: Elevations and Cross Sections 031117-02, Block Plan 031117-03, Proposed Floor Plans 031117-01 and Ecological Appraisal March 2018.

Reason

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

3.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to great crested newts, hedgehogs, bats and nesting birds during demolition, vegetation clearance and construction works;
- (b) details of bat roosting features to be installed;
- (c) details of nesting sites to be installed to support house sparrows and other bird species;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (e) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (f) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (g) prescriptions for the creation of wetland habitat as part of sustainable drainage;
- (h) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

4.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

5.

No development shall take place until all external materials to be used within the construction of the annexe have been submitted to and agreed in writing with the local planning authority.

Reason

To protect the countryside character and in accordance with policies RD2 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

6.

The annexe hereby permitted shall be used in conjunction with Rose Cottage and shall at no time form a separate dwelling distinct from the aforementioned property. This shall remain in perpetuity.

Reason

In the interests of residential amenity, highway safety and the character of the countryside to align with policies DS5, RD2, T2 and T19 of the North Lincolnshire Local Plan.

7.

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.

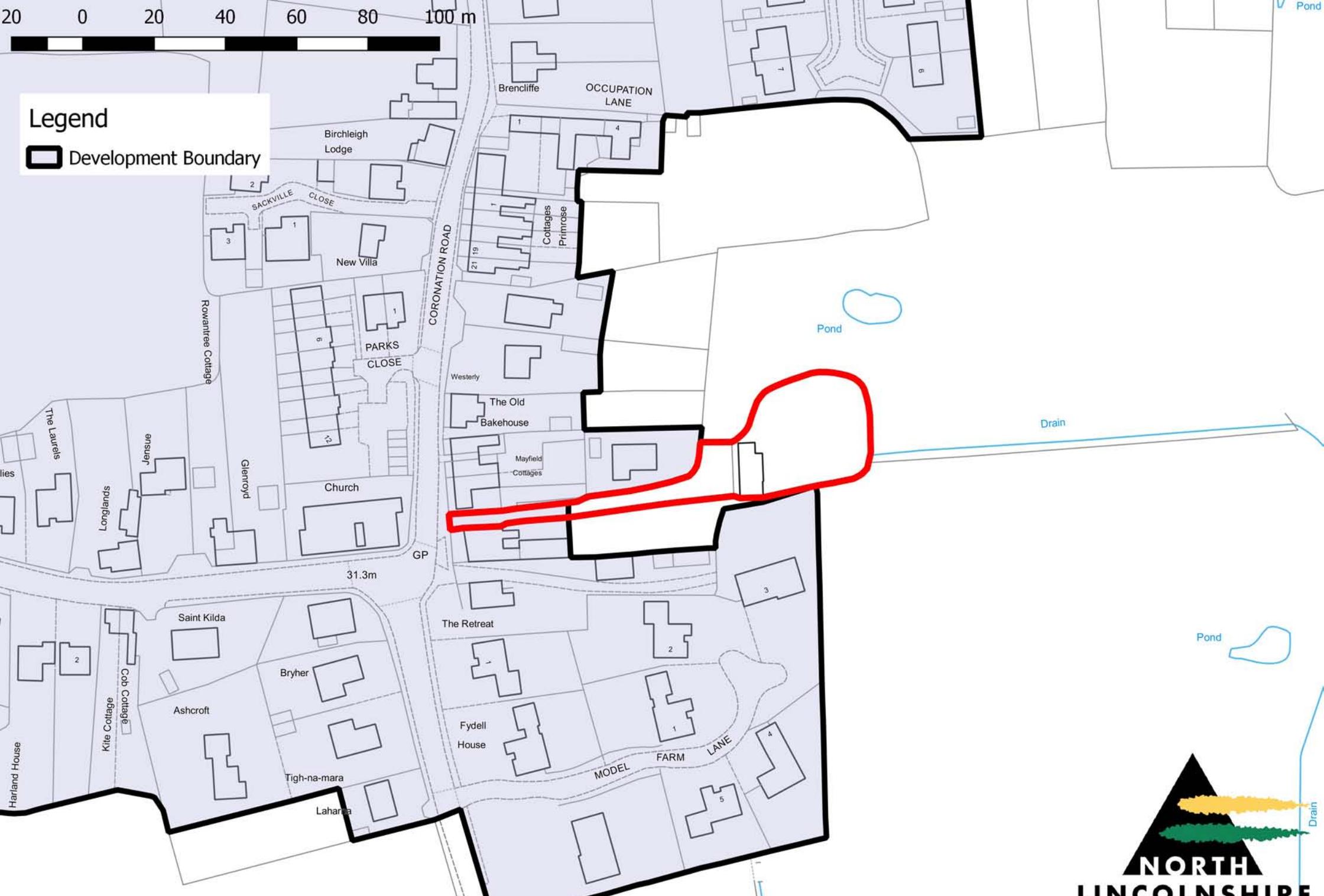
Informative

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.

20 0 20 40 60 80 100 m

Legend

 Development Boundary

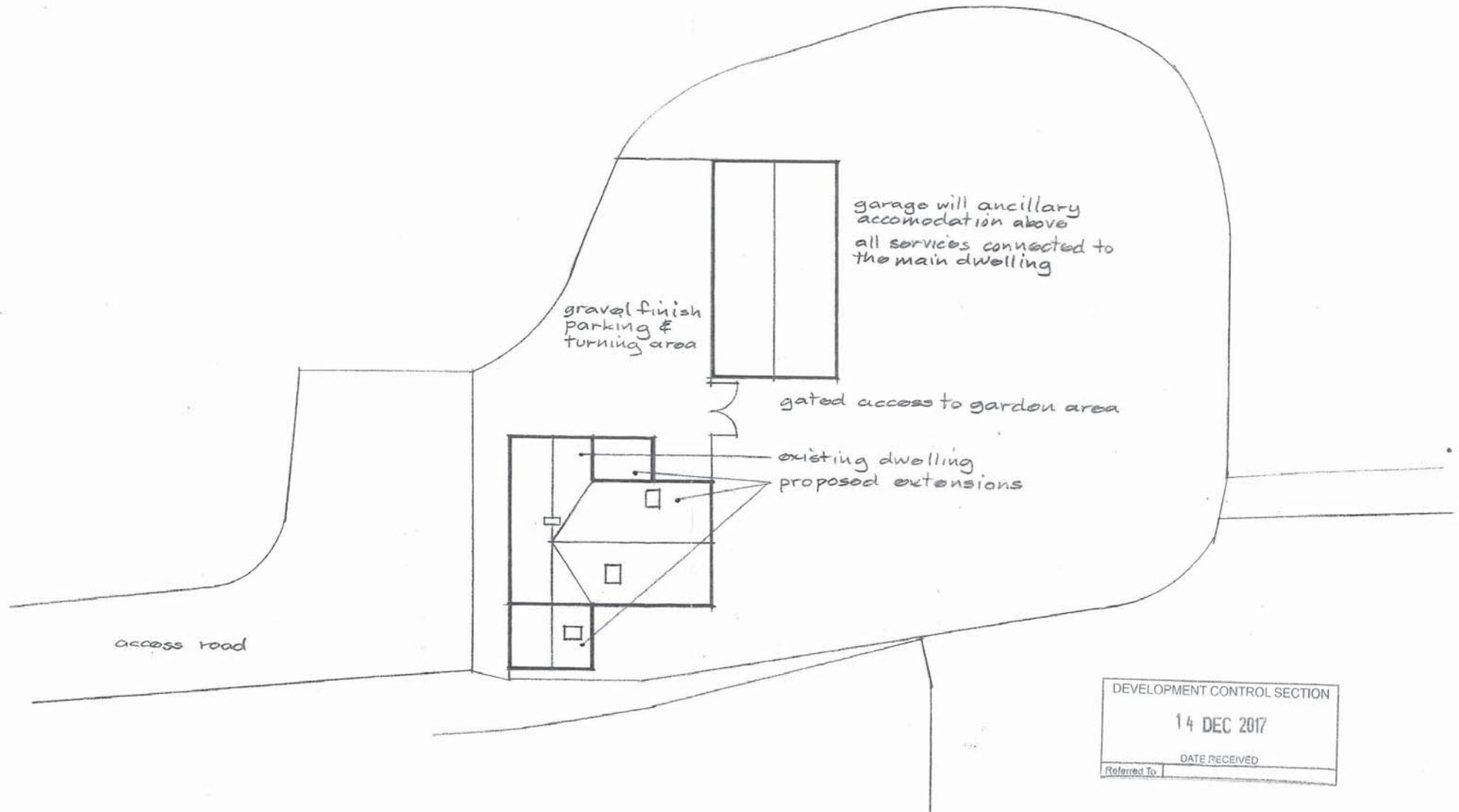


PA/2017/2043

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PA/2017/2043 Block plan (not to scale)



DEVELOPMENT CONTROL SECTION	
14 DEC 2017	
DATE RECEIVED	
Referred To	

proposed site layout

proposed garage & ancillary accomodation to Rose Cottage, Coronation Road, Ulceby

dwg 031117-03
scale 1:200