

APPLICATION NO	PA/2009/0609
APPLICANT	Mr J Arnold
DEVELOPMENT	Planning permission to erect two dwellings
LOCATION	Plot adjacent to 5a Princes Street, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy H5 (New Housing Development) requires all new housing developments to be well related to existing infrastructure; be in keeping with the scale and character of the settlement; not result in the loss of important open space; comprise development of not more than 3 dwellings; reasonably be expected to commence within the lifetime of the local plan; be appropriate in scale, layout, height, and materials of construction, which are compatible with the character and amenity of the immediate environment; have an appropriately designed access with adequate parking facilities; conserve and retain features of particular architectural, historic, archaeological, landscape or nature conservation importance; provide a sufficient amount of private amenity space unless the development is for flats; and not result in overlooking or loss of privacy of adjacent land uses.

Policy H8 (Housing Design and Housing Mix) requires new residential development to respect and reflect the form, scale, massing, design and detailing of the local environment; have a high standard of design and layout; protect existing natural and built features that contribute to the amenity of the area; prioritise the needs of pedestrian movement taking into account safety, health and the security of residents; and provide residents with a sense of identity and an appropriate mix of dwelling size and types.

Policy HE2 (Development in Conservation Areas) calls for all development proposals in, or which affect the setting of, conservation areas to preserve or enhance the character and appearance of the area and its setting.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

CONSULTATIONS

Highways: No objections.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Two letters have been received objecting on the following grounds:

- overlooking
- loss of light
- car parking and the lack of it in the area

ASSESSMENT

Planning permission is sought for the erection of two semi-detached dwellings on Princes Street, Brigg. The proposed dwellings would be two and a half storeys high with the roof space utilised as a bedroom and en suite. On the first floor would be the lounge, bedroom and main bathroom and on the ground floor there would be a kitchen and dining room.

Adjacent to the site is a row of terraced houses (to the west) and the Clarence House care home to the east. To

the rear is another row of terraced housing. It is important to note that the site lies within the conservation area.

The main issues to consider in the determination of this application are whether or not the proposed development would lead to an unacceptable level of overlooking or an unacceptable increase in off-road parking in the area.

The proposed dwellings are considered to be in keeping with the surrounding properties on Princes Street, being two storeys high (albeit with the roof space being utilised as a bedroom), therefore the proposed dwellings, in design terms, are not considered to be out of character with the area and street scene.

Perhaps more pertinent is the proposed archway that will leave access to 11 and 11a Albert Street. Due to a restrictive covenant on the land, access has to be available at all times to the rear gardens of 11 and 11a, therefore the proposed 2.9 metre archway is considered to be acceptable. Access via the archway could be considered to be restrictive due to the width and the fact that vehicles will only be able to turn in their own gardens to ensure that they exit front first, however Highways do not object to this arrangement. The proposed archway enables access for 11 and 11a to be retained and therefore the proposal does not restrict the covenant.

In relation to overlooking, there is a separation distance in excess of 20 metres between the rear elevation of the proposed dwellings and the main part of the terraced houses of 11 and 11a Albert Street to the south. Consequently the proposed dwellings will not have an adverse impact on privacy and levels of light currently enjoyed by the residents of 11 and 11a Albert Street which are already overlooked from the north and therefore the proposed new dwellings will not worsen the situation.

Car parking in the area is provided primarily by on-road parking on Princes Street; there are only a few dwellings that have access to off-road parking. It is apparent that there is plenty of parking space for local residents during the day, however that may not be the case in the evenings when people have returned from work. However, Highways have stated that due to the site's town centre location, no car parking is required to serve the dwellings and therefore it is considered that no objection can be sustained in relation to car parking provision.

The site is within the Brigg conservation area where consideration should be given as to whether the development preserves or enhances the character and appearance of the area and its setting. The proposal implies the use of uPVC windows and doors which would not be acceptable, therefore a condition is required to ensure that they are constructed of timber. A condition is also required to ensure that appropriate facing brick and roof materials are used that do not harm the character of the conservation area.

In conclusion, therefore, it is considered that the proposed development is in keeping with the character of the street scene and locality and in relation to overlooking and car parking provision will not cause any significant problems. Therefore, in accordance with policies H5, H8, HE2 and DS1 of the North Lincolnshire Local Plan, the proposal is recommended for approval.

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.

No development shall take place until a full schedule of all external facing materials has been submitted to and approved in writing by the local planning authority to include all bricks, joinery products, roof coverings, rainwater goods and external finishes, and only the approved materials shall be used.

Reason

The site is within a conservation area in accordance with policy HE2 of the north Lincolnshire Local Plan.

3.

None of the dwellings shall be occupied until the (sewage disposal/drainage) works to serve these dwellings have been completed in accordance with the submitted plans.

Reason

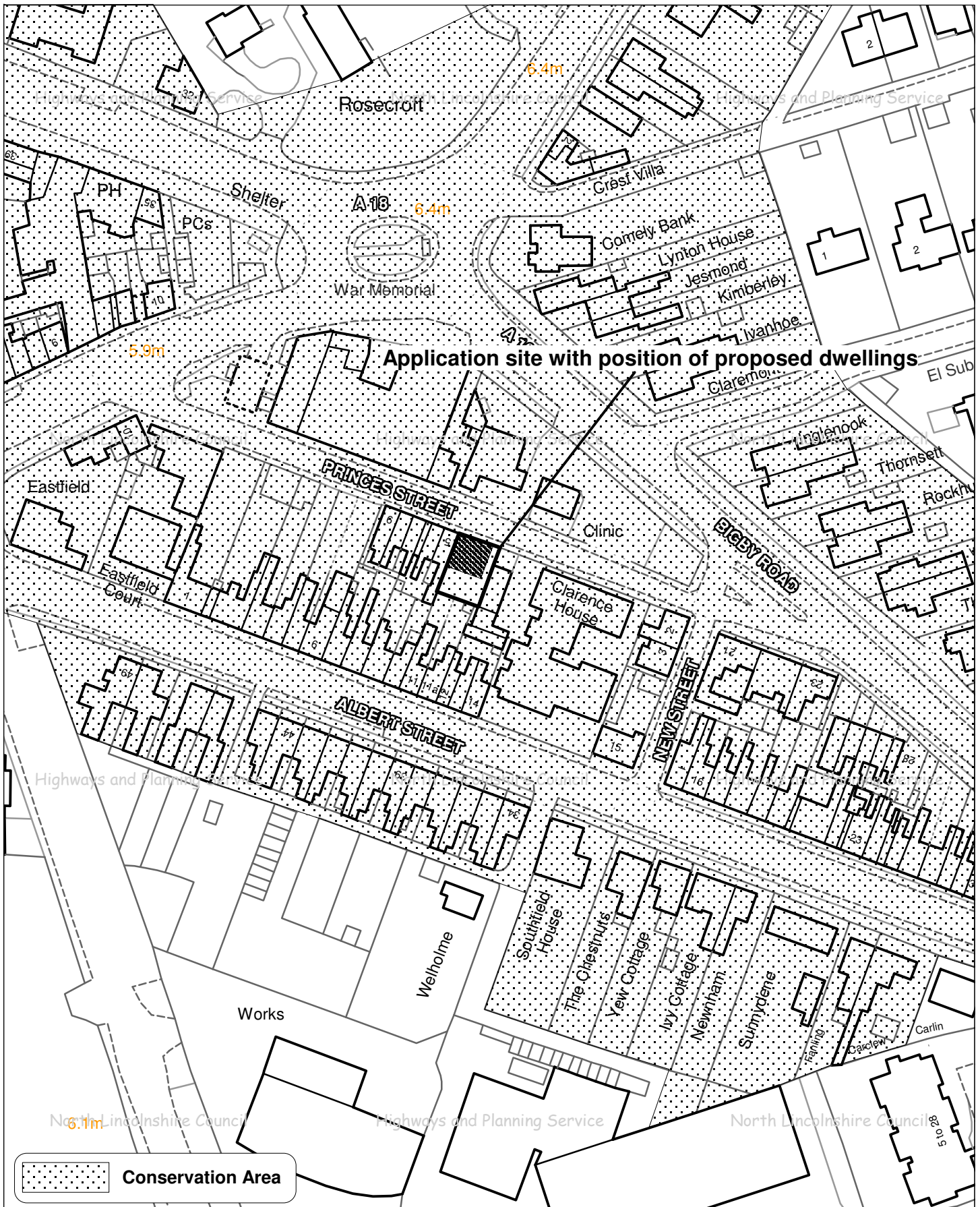
To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

4.

The windows and doors shall be of timber construction and shall be retained as such thereafter.

Reason

The site is within a conservation area in accordance with policy HE2 of the north Lincolnshire Local Plan.



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Highways and Planning Service

Service Director,
G Pople

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