

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

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 adjacent to the conservation area boundary.

**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 it could also be considered that this does not stop the site being developed for residential purposes. The proposed archway keeps access for 11 and 11a and therefore complies with the covenant.

In relation to overlooking, there is a separation distance of 30 metres between the rear window of the proposed properties and the nearest point of 11 and 11a Albert Street. Furthermore, the distance between the rear boundary of the proposed dwellings and 11 and 11a Albert Street is over 20 metres, therefore it is considered that the proposed dwellings will not have an adverse impact on privacy and levels of light currently enjoyed by the residents of 11 and 11a due to the separation distances involved. That aside, 11 and 11a are existing terraced properties which are already overlooked from all sides and it is considered that the proposed new dwellings will not worsen the situation.

Car parking in the area is provided primarily by off-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.

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 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

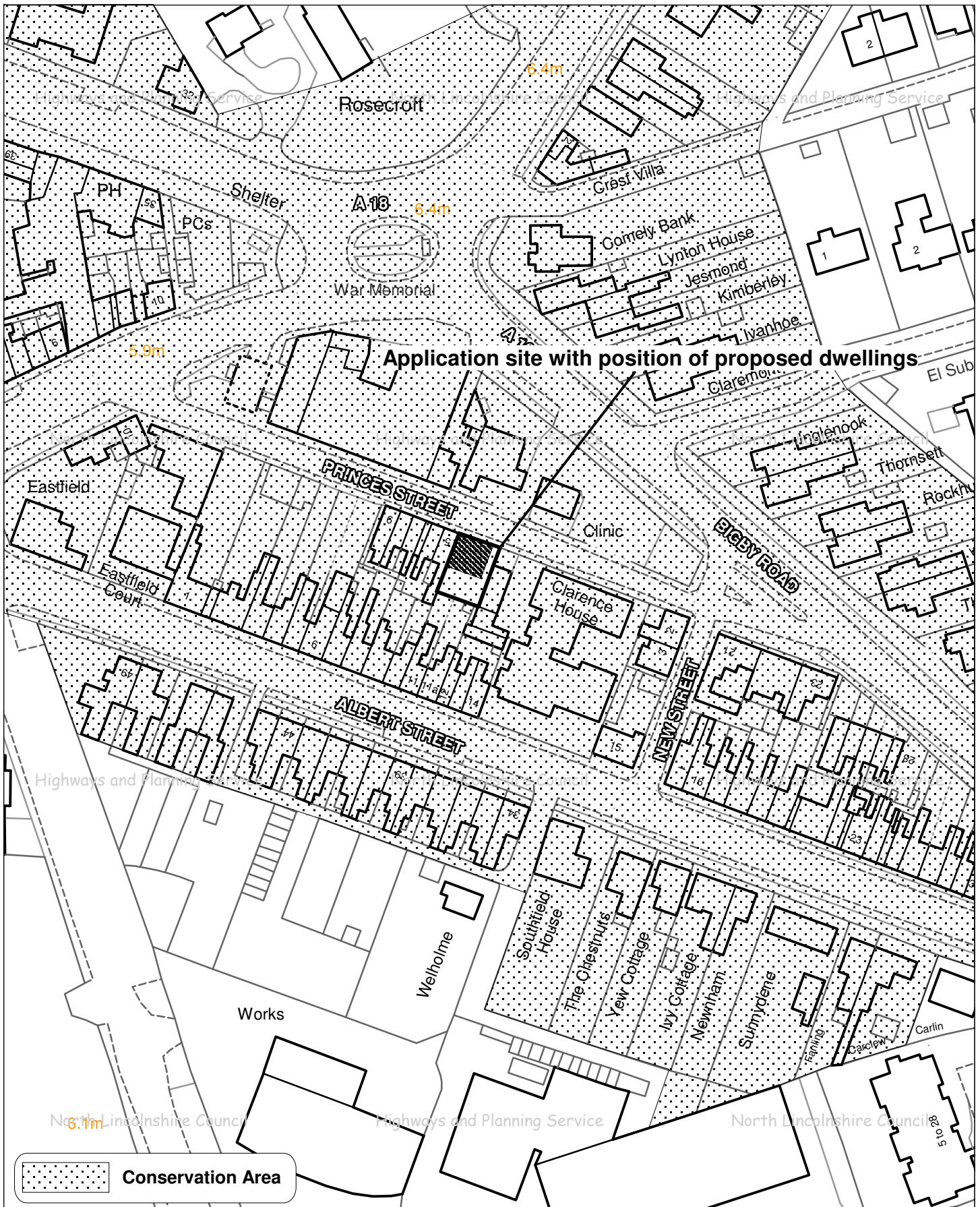
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

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.



Drawing Title: 2009/0609

OS Grid Ref: TA00400711

Drawn by: KC

Scale: 1:1250

Date: 08/07/2009



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

Service Director,  
G Pople