

APPLICATION NO	PA/2009/0810
APPLICANT	Mr J Williams
DEVELOPMENT	Outline planning permission to erect a detached house and garage (access not reserved for subsequent approval)
LOCATION	24 Cross Street, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee
POLICIES	<p>National Planning Policy: Planning Policy Statement 25 (Development and Flood Risk) states that development within Flood Risk Zone 3a 'high probability' shall be assessed against the sequential test and exception test to decide whether the site is suitable for more vulnerable development such as a new dwelling.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes.</p> <p>North Lincolnshire Local Plan: Policy H5 (New Housing Development) states that new housing should be in keeping with the scale and character of the settlement and the immediate environment; have an area of private amenity space; and not result in overlooking, loss of privacy, loss of light or other loss of amenity to existing dwellings.</p> <p>Policy H8 (Housing Mix and Design) applies and states that new residential development will be permitted provided that it respects and reflects the form, scale, massing, design, detailing and materials of the local environment.</p> <p>Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy), DS1 (General Requirements) and DS16 (Flood Risk) also apply.</p>

CONSULTATIONS

Highways: No comments received.

Severn Trent Water Ltd: Recommend conditions.

Environment Agency: Object to the proposal on the grounds that there is no evidence to demonstrate that the development has passed the flood risk sequential test.

TOWN COUNCIL

Objects to the proposal on the grounds of access and egress and because the proposal constitutes tandem development.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. One letter has been received support of the application.

ASSESSMENT

The application site is currently private garden space to the rear of 24 Cross Street, Crowle. The site is located within the Crowle conservation area and is accessed via the existing access to 24 Cross Street. This application seeks outline planning permission to erect a two-storey detached dwelling and garage with all matters reserved for subsequent approval except for access.

A previous application for a dwelling on this site (PA/2007/1623) was refused on the grounds that it would constitute an inappropriate form of backland development and because the increase in traffic movements to the site as a result of a new dwelling would have a detrimental impact upon the amenity of neighbouring properties. This decision was upheld at the subsequent appeal. A subsequent application submitted earlier this year (PA/2009/0333) was refused on the grounds that it failed the sequential and exceptions tests set out in PPS25 (Development and Flood Risk).

The main issue to consider when determining this application is whether the proposed development passes the sequential and exceptions tests of PPS25.

The sequential test in PPS25 is applied to development in flood risk areas to identify whether there are any other sites within the same settlement that are at less risk of flooding, are developable and could reasonably accommodate a new dwelling. It should be noted that the proposed development fails the sequential test of PPS25 as there are sites within the settlement of Crowle that are at lesser risk of flooding and available to reasonably accommodate a new dwelling.

Additionally, had the development passed the sequential test, it would still be subject to the exceptions test as set out in PPS25. The exceptions test is applied to development in flood risk areas to identify whether the development would provide wider sustainability benefits to the community that outweigh the flood risk and should ensure that the Flood Risk Assessment demonstrates that the development would be safe, without increasing flood risk elsewhere, and, where possible, would reduce flood risk overall. The proposed development would fail the exceptions test of PPS25 as a new dwelling on the site would provide no wider community benefit to outweigh the risk of flooding.

RECOMMENDATION

Refuse permission for the following reasons:

The proposed development is classified as 'more vulnerable' in Table D2 of PPS25 and the site is located within Zone 3i as defined on the Strategic Flood Risk Assessment for North Lincolnshire. The development will only be allowed where it passes a sequential and an exceptions test. It is considered that there are alternative sites in Crowle for residential development which are located in a lower flood risk zone. The proposal therefore fails the sequential test. The proposal also fails the exceptions test as it would not provide wider sustainability benefits to the community that outweigh the flood risk. The proposal is therefore contrary to policy DS16 of the North Lincolnshire Local Plan and advice given in PPS25.



Application site including position of proposed dwelling 5.8m

Drawing Title: 2009/0810

OS Grid Ref: SE77121305

Drawn by: KC

Scale: 1:1250

Date: 03/08/2009



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

Service Director,
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