

APPLICATION NO	PA/2009/0924
APPLICANT	Mr G Turner
DEVELOPMENT	Planning permission to erect a replacement garage
LOCATION	6 West Street, Hibaldstow
PARISH	HIBALDSTOW
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS1 (General Requirements) expects a high standard of design in all development, which should not cause loss of amenity, nuisance, overshadowing or overlooking.</p> <p>Policy DS5 (Residential Extensions) allows residential extensions where they do not result in an unreasonable reduction in sunlight or daylight, result in overshadowing, overbearing or loss of privacy. Buildings must also be sympathetic in design, scale and materials.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	No response.
PUBLICITY	Neighbouring properties have been notified. Two letters have been received: one of support and one raising concerns about the means of access to the site.
ASSESSMENT	Permission is sought to erect a replacement garage within the curtilage of the existing dwelling at 6 West Street. The garage measures approximately 9.25 metres wide, 4.97 metres deep and 3.7 metres high, to be built in brick and tile to match the existing house. The proposed means of vehicular access to the site is via the existing access to the west of 8 West Street.

The main issue to be considered when determining this application is whether or not the proposal would have a detrimental impact on residential amenities.

No objections have been raised to the erection of the garage which, in terms of its scale and design, would be in keeping with the existing dwelling and its surrounds. The position of the garage within the plot would not give rise to overlooking or overshadowing. One neighbour has written in full support of the proposal, whilst another has raised concerns about the location of the vehicular access.

When the dwelling was originally built, vehicular access was approved to the west of 8 West Street, however there was potential to obtain vehicular access further to the east, adjacent to 2 West Street. To ensure that this did not occur, it was proposed to erect a solid boundary treatment to the rear of 8 West Street to, in effect, block off this potential alternative route. This boundary is still left open, and the neighbour at 2 West Street has queried which access point is to be used to serve the new garage. The applicant has confirmed that the access adjacent to 2 West Street would not be used, and has provided a plan indicating the erection of a boundary fence to prevent any access to this part of the site. If this is the case, then the neighbour has confirmed that there are no objections to scheme.

As the applicant has confirmed that the existing access to the west would be used and a fence would be erected to the rear of the site, it is considered that the proposal would not have an adverse impact on the amenities of the occupiers of 2 West Street. For the avoidance of doubt, however, it is considered that a condition should be imposed to ensure that the boundary fence is erected, and this being the case, the application 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.

Within one month of the commencement of the development, a 1.6 metre high fence shall be provided along the whole length of the eastern boundary of the applicant's garden up to and adjoining the proposed garage wall, in accordance with the amended plan received on 14 August 2009, and shall be retained thereafter.

Reason

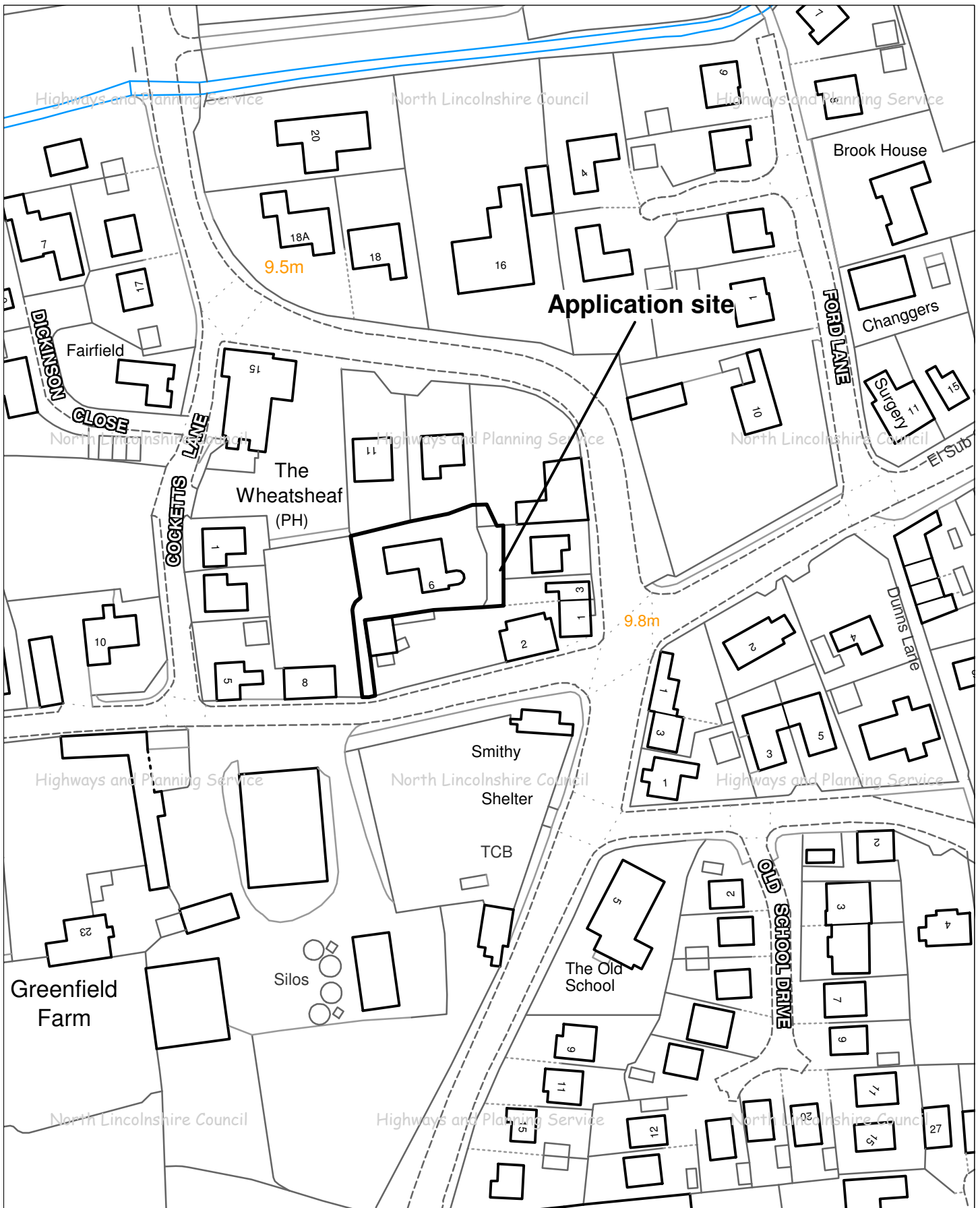
For the avoidance of doubt and to prevent the use of the adjacent access by vehicular traffic in the interest of the amenities of nearby residents and highway safety in accordance with policy DS1 of the North Lincolnshire Local Plan.

3.

At no time shall the access between 2 and 4 West Street be used to gain vehicular access to the site.

Reason

In the interests of the amenities of nearby residents and highway safety in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0924

OS Grid Ref: SE97720251

Drawn by: KC

Scale: 1:1250

Date: 28/09/2009



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2009



Highways and Planning Service

Service Director,
G Popple



RECONSTRUCTED BARN SITS EXACTLY ON FOOT-PRINT OF PREVIOUS STRUCTURE EXCEPT NORTHERN AND WESTERN WALL SIT 150MM FURTHER AWAY FROM BOUNDARY TO ALLOW FOR GUTTERING AND SEWERAGE PIPE

EXISTING STONE AND CONCRETE STRUCTURE IS TO BE REMOVED, AND BEFORE CONSTRUCTION BEGINS SITE IS TO BE STRIPPED OF VEGETARIANOUS MATERIAL TO A DEPTH OF 150MM

GUTTERING OF 100MM WIDTH FLOWS TO DOWNSPOUTS AT NW AND SW CORNERS OF THE BUILDING (MIN 63MM OUTLET). THESE DISCHARGE INTO 100MM Ø WITH SEAL DEPTH OF 50MM, THEN TO 100MM PIPE AT 1:40 GRADIENT THIS CONNECTS TO EXISTING DRAINAGE AT NEARBY MANHOLE

PA/2009/0924 - AMENDED PLAN

AMENDED

DEVELOPMENT CONTROL SECTION
13 AUG 2009
DATE RECEIVED
ES

FIGURE GROUND SITE PLAN FOR PROPOSED BARN RECONSTRUCTION
AT SIX WEST STREET
HIBALDSTOW DN20 9NY

SCALE 1:200