

APPLICATION NO	PA/2009/0926
APPLICANT	P & S Developments
DEVELOPMENT	Planning permission to erect a detached dwelling
LOCATION	Land adjacent Orobanche, Stothards Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and distribution of housing) – 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 ST2 (Settlement Hierarchy) identifies Goxhill as a minimum growth settlement and the site is located within the settlement boundary (policy ST3).</p> <p>Policy H5 (New Housing Development) sets out the criteria to control new housing development and to ensure consistency in design and layout.</p> <p>Policies H3 (Previously Used Land), H8 (Housing Mix and Design) and DS1 (General Requirements) also apply.</p> <p>Policy DS14 (Foul Sewage and Surface Water Drainage) applies and states that the council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing agreements to achieve the same outcome.</p>
CONSULTATIONS	<p>Highways: No objections subject to conditions.</p> <p>Environment Agency: No objections.</p> <p>Anglian Water Developer Services: No objections as the dwelling will have its own system of drainage.</p>

PARISH COUNCIL

Object for the following reasons:

- Planning moratorium – the applicants have not demonstrated that the scheme for drainage is workable and, given the previous flooding in 2007, a further dwelling on the site would exacerbate existing problems in the village.
- Road access and parking – Stothards Lane is single track with no footpaths. A new access will exacerbate highway safety for road users and pedestrians and be detrimental to the street scene. In addition, construction traffic will lead to further disruption and compromise highway safety.
- Noise/inconvenience – the removal of the concrete air-raid bunker in the front garden will lead to noise disturbance and potential damage to adjacent properties. Safety measures for road users and pedestrians should be put in place before permission is granted.
- The parish council feels that the continual infilling of small plots and gardens has reached an unsustainable level for drainage and existing parish funds to provide facilities for residents.

PUBLICITY

Neighbouring properties have been notified and letters of objection have been received from five properties raising the following issues:

- The position of the dwelling within the plot would mean that fences could not be maintained and light would be blocked to windows.
- The front of the dwelling is not in line with bungalows to the west.
- The dwelling is not in keeping with the character of the area, is out of proportion and fills the plot, and is over-development. Concern is expressed about accuracy of the plans.
- A new dwelling would add to drainage problems in the area.
- Works to provide the septic tank and remove the concrete air raid shelter would damage trees and fencing.

- The new dwelling would increase the volume of cars creating a highway safety hazard for cars and pedestrians, particularly during construction.
- Trees would be removed.
- A new dwelling would result in loss of wildlife habitat.

ASSESSMENT

The current proposal is for the erection of a detached dormer-type dwelling following refusal of an application to erect two dwellings on the site on the grounds of over-development (PA/2008/1386). The application plot forms part of the garden of the applicants' existing property known as 'Orobanche', which is immediately to the east.

The main issues to be considered when determining this application are whether the development of this site would have an adverse impact on the character of the area and the residential amenities of neighbouring properties, and whether the proposal would increase the risk of flooding.

The proposal involves the erection of a detached, four-bedroom property with integral garage on land which is currently part of the garden for the dwelling to the east, Orobanche. The site is within the development boundary for Goxhill, which is a minimum growth settlement where up to three dwellings are acceptable in principle.

In terms of its scale and design, the dwelling is considered to be acceptable. The plot measures approximately 20 metres wide by 30 metres deep. The dwelling is situated in the middle of the site, in line with the dwelling to the east, Orobanche, but in front of the dwellings to the west. The siting of the dwelling is not considered to be out of keeping with the character of the area, or to cause any significant harm to neighbours due to overlooking or overshadowing. The erection of one dwelling on this plot is not considered to be over-development as the site provides a relatively large area of space both to the front and rear of the property and is set in from the boundaries on both sides. The design of the property is similar to others on Stothards Lane, being a dormer-type property, with dormer windows in the front elevation. As there is a mix of house types, sizes and designs in this part of the village, it is not considered that the design of the proposed dwelling would harm the character of the area or the existing street scene.

The parish council have objected to the proposal on the grounds that there is a planning moratorium in force and

a further dwelling on this site would cause drainage problems. The parish council are also concerned that the access and additional vehicular movements would have an adverse effect on highway safety, and that the ground works involved to develop the site would be a nuisance in terms of noise and safety. The parish council also consider that there has been sufficient infill development in Goxhill and any more is unsustainable.

In relation to highway safety issues, it is considered that one additional dwelling on the lane would not increase vehicular movements to a level that would have a significant impact on highway safety. The highways department have been consulted on the application and no objections have been raised to the design or location of the access.

As referred to above, the site is within the development boundary of a minimum growth settlement. In principle, therefore, the proposal complies with current policy for residential development.

In relation to drainage, no objections have been received from Anglian Water or the Environment Agency regarding the issue of drainage either in relation to surface water or foul sewage. In relation to flooding, the site is located within zone 1 of the Strategic Flood Risk Assessment (SFRA). Within zone 1 it is not a requirement that a sequential test or exceptions test be applied. Therefore, in accordance with the SFRA, the development of the site for residential purposes is considered to be appropriate. Members will be aware that the decision to impose a moratorium on new development was previously upheld, and that every application for development will be considered on its own merits, giving full consideration to the drainage and sewerage conditions for each individual site. There are no issues raised by any statutory or in-house consultee regarding the drainage of this site.

With respect to the 'Planning Moratorium', final details are still awaited from Anglian Water as to a solution to the village's overall problem. It had been indicated that details would be received by the council before November 2009, but at the time of writing they are still awaited. Some drainage improvements have been carried out in the vicinity of Stothards Lane by North Lincolnshire Council to clear and repair drains and these measures should reduce the likelihood of future problems. A long-term solution by the construction of a new sewer is what has still to be confirmed, however. In conclusion, as there are

no identified issues/problems for this particular site, it would be unreasonable to withhold consent any longer.

In addition to the issues raised by the parish council, neighbours have also raised issues regarding the removal of a concrete bunker, impact on trees and loss of wildlife habitat. The removal of the concrete bunker and movement of construction traffic is an issue of site management for the applicant and is not a matter that can be controlled through the planning process. The applicant has submitted a full tree survey for the site which has been approved by the council's Environment team. There are trees to be removed, but the main trees on the site frontage will remain. In addition, trees in the middle of the site are to be removed and replanted in the garden area. It is not considered, therefore, that the proposal would have a significant detrimental impact on the existing character of the site in terms of removal of trees. With regard to the impact on wildlife, no evidence has come to light that suggests that there are protected species on the site. However, as mature trees are to be retained, some potential habitat would be retained.

On balance, therefore, it is considered that the erection of one dwelling on this site is acceptable.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 09/926/01, 09/926/02, 961/002.

Reason

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

4.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

The development of the site shall be carried out in accordance with the approved aboricultural survey and report and aboricultural method statement received by

the local planning authority on 4 September 2009 prepared by Lindsey Tree Services.

Reason

In order that the local planning authority may be satisfied that the trees to be retained on the site will not be damaged during the development and construction works and to ensure that as far as possible the work is carried out in accordance with current best practice, in accordance with policy LC12 of the North Lincolnshire Local Plan.



Drawing Title: 2009/0926

OS Grid Ref: TA10252159

Drawn by: KC

Scale: 1:1250

Date: 14/12/2009



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Highways and Planning Service

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