

APPLICATION NO	PA/2010/0282
APPLICANT	Mr G Simon
DEVELOPMENT	Outline planning permission to erect two dwellings and domestic garages, including means of access and the demolition of an existing garage with all matters reserved
LOCATION	The Garage, 16 Main Street, Horkstow
PARISH	HORKSTOW
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Support by Horkstow Parish Meeting

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy ST2 – Horkstow is identified as a rural hamlet/village within the open countryside.

Policy ST3 – development outside development boundaries will be considered as development in the open countryside and will only be permitted if essential for the purposes of agriculture, forestry or to meet a special need associated with the open countryside.

Policy H1 – in the open countryside residential development will only be permitted where it is essential to enable agricultural or forestry workers to live at or near their place of work, or in other circumstances where there is special justification.

Policy H3 permits new residential development on previously used land subject to it being within the development boundary.

Policy RD2 lists the type of development acceptable in the open countryside. Residential development is only acceptable if it is essential for agriculture or forestry purposes or to meet a special need associated with the open countryside, for affordable housing or a replacement dwelling.

Policy DS1 provides general design guidance for all new residential development.

CONSULTATIONS

Highways: Views awaited.

Anglian Water: Views awaited.

PARISH MEETING

Support a proposal to put good housing in place of dilapidated buildings subject to appropriate landscaping and retaining walls.

PUBLICITY

Neighbouring properties have been notified. No responses have been received.

ASSESSMENT

Outline planning permission is sought for two dwellings and domestic garages, including a means of access and the demolition of the existing garage on the site with all matters reserved. There is a previous outline permission on the site for one dwelling (PA/2007/1882) which was approved at Planning Committee against officer recommendation. It is now proposed to demolish the existing commercial garage on the site and replace it with two dwellings.

The main issues associated with this proposal are whether it is acceptable in planning policy terms and, if so, whether its impact on neighbours, the amenity of the locality and the highway network is also acceptable. If the proposal is not acceptable in planning policy terms, the issue then is whether the case of very special circumstances put forward by the applicant justifies departing from prevailing planning policy and granting the proposal.

The site lies within Horkstow which is identified as a rural hamlet within the open countryside under policy ST2 of the North Lincolnshire Local Plan. Horkstow has no development boundary. New dwellings would not normally be permitted in this location unless they were affordable housing (and there was a proven need for affordable housing in this location), a replacement dwelling or for an agricultural or forestry worker to live near his place of work. This application is for two new private dwellings and therefore none of the above criteria apply in this case. The proposal is therefore contrary to policies ST2, ST3, H3 and RD2 of the North Lincolnshire Local Plan.

The proposed dwellings would replace the existing commercial garage on the site. The applicant has submitted details of the dilapidated state of the building, and the works required to make the building safe and watertight and to convert it to residential use. The applicant considers the works would be extensive and not commercially viable for conversion to residential use. No extensive details of potential costs of a conversion have been submitted. The building is of some character, particularly on the site frontage and does respect the rural character of Horkstow.

The applicant considers the proposal would make a positive contribution to the environment and would be betterment in planning terms than the existing situation on site. The applicant works alone and does not employ anybody. The building has not been marketed as extensive works are required to bring the building to a saleable condition. However, Horkstow has very limited services and no shops. The garage provides a valuable service to the residents of Horkstow. The construction of two dwellings on the site would be unsustainable as occupiers would have to travel for shopping purposes, services and employment. The applicant has put forward details of the local bus services, but occupiers of the dwellings are highly likely to travel by private car. The proposal is contrary to sustainability policies and principles contained within the North Lincolnshire Local Plan.

It is accepted that there is an extant permission on the site for one dwelling. The applicant is now proposing two dwellings and the existing permission is insufficient to justify allowing an additional dwelling on the site which will further increase the need to travel and cause further encroachment into the open countryside. The loss of a rural commercial building that provides a service to residents of Horkstow is also regrettable as Horkstow has limited services for its residents. The loss of this building would also increase the need for residents to travel for car repairs. The proposal is contrary to policies ST2, ST3, H3 and RD2 of the North Lincolnshire Local Plan.

RECOMMENDATION Refuse permission for the following reasons:

1.

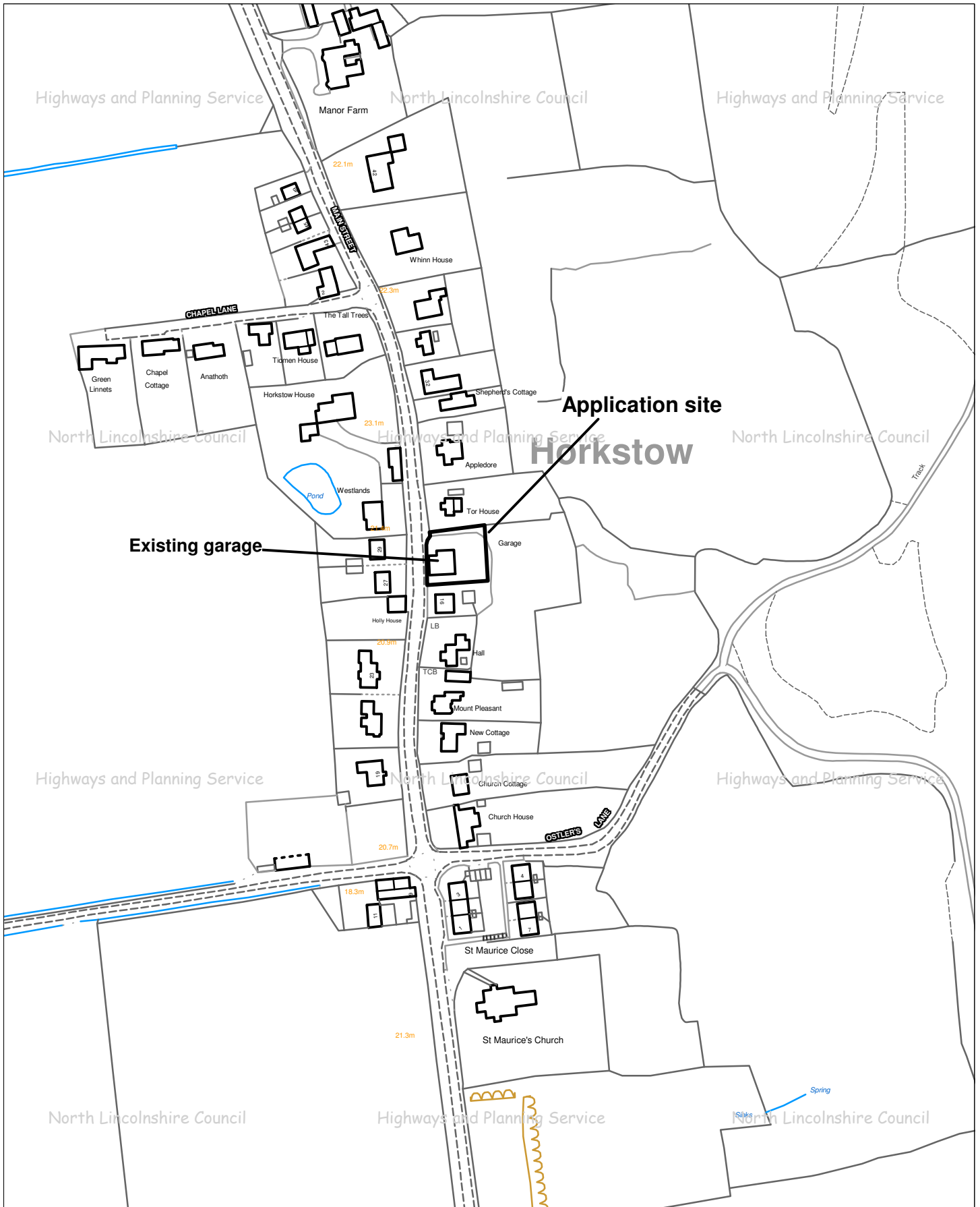
The site lies within the rural hamlet of Horkstow which has no development boundary. The site is therefore located within the open countryside. The proposal is contrary to policies ST3, H1 and H3 of the North Lincolnshire Local Plan as the proposal is not essential for agriculture or forestry purposes, or to meet a special need associated with the open countryside.

2.

The proposal is for two dwellings located within the open countryside. The dwellings are unrelated to agricultural or forestry purposes, are not for affordable housing or to re-use an existing rural building or for replacement dwellings. The proposal is therefore contrary to policy RD2 of the North Lincolnshire Local Plan.

3.

The proposal is considered to be an unsustainable location as it increases the need to travel for necessary services. The justification put forward by the applicant for two dwellings on this site is not considered to be sufficient enough to override fundamental planning policy objections to the proposal. The proposal is therefore contrary to policy RD2 of the North Lincolnshire Local Plan and national guidance set out in Planning Policy Statements PPS1 and PPS3.



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Highways and Planning Service

Service Director,
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