

APPLICATION NO	PA/2010/0301
APPLICANT	Mr D Snowden
DEVELOPMENT	Planning permission to erect a detached dwelling and domestic garage (resubmission of PA/2009/1520)
LOCATION	70 Doncaster Road, Westwoodside, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

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, and the need to place a greater emphasis on meeting local needs in rural areas.

North Lincolnshire Local Plan: Policy H5 (New Housing Development) states that proposals for new housing will be permitted provided that the development doesn't result in loss of important open space and the scale, layout, height and materials of the development are in keeping with the character and amenity of the settlement as a whole.

Policy H8 (Housing Design and Housing Mix) states that new residential development should respect and reflect the form, scale, massing, design, detailing and materials of the local environment.

Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and development should not result in unacceptable loss of amenity to neighbouring land uses through the effects of overlooking and overshadowing.

Policies H1 (Housing Development Hierarchy), T2 (Access to Development), ST3 (Development Limits) and DS16 (Flood Risk) also apply.

CONSULTATIONS

Highways: Recommend conditions (conditions 11-15).

Severn Trent Water Ltd: No objections or comments and advise the imposition of a condition concerning the disposal of surface and foul water (condition 4).

Yorkshire Water: No objections.

Environment Agency: Advises that the site lies within Flood Zone 2 defined as having a medium probability of flooding. Additionally the Environment Agency recommends that the planning application be determined in line with their online flood risk standing advice.

Internal Drainage Board: Suggests conditions regarding suitability of soakaways and details of finished floor levels.

PARISH COUNCIL

Object on the following grounds:

- over-development of the site
- not in keeping with surrounding area and street scene
- poor drainage

PUBLICITY

Neighbouring properties have been notified. Four letters of objection have been received raising the following material issues:

- flooding through poor drainage
- over-development of the site
- soakaways inappropriate
- out of character with surrounding area
- house too large for plot

ASSESSMENT

A previous planning application on this site for three apartments (PA/2009/0384) was approved by the Planning Committee in June 2009. A further application for a single dwelling occupying the same footprint was refused in February 2010 on the grounds of overlooking from rear dormer windows and a rear balcony, and the character of the proposal was out of keeping with the surrounding area (PA/2009/1520).

The application site is a vacant piece of land previously occupied by a bungalow which was demolished in 2004. Neighbouring properties are a pair of semi-detached houses and a bungalow which serves as a veterinary surgery. The site dimensions are approximately 13.5 metres wide by 55 metres deep. There is an existing mature horse chestnut tree along the eastern boundary located half-way into the plot.

The main issues in determining this planning application are whether:

- **the proposed dwelling represents an over-intensive form of development which is out of keeping with the street scene;**
- **the proposed development would have an adverse impact on the amenity of neighbouring properties;**

- **the proposed development would worsen known surface water flooding issues and sewerage problems in this area of Westwoodside.**

The proposed dwelling would be sited on the same footprint as the apartments that were approved in 2009. The height and massing is also the same as the approved scheme, although the design is significantly different and accommodation has been provided in the roof space. This scheme is for a single dwelling rather than three apartments. A garage is proposed to the rear. As the plot is deep a large rear garden will be created. As such it is not considered that the proposed development would constitute over-development of the site.

The plans and drawings submitted with the planning application show that the proposed dwelling will have a ridge line approximately 1 metre higher than the adjacent houses to the west. When the street scene along Doncaster Road is taken into account it is evident that there is a wide mix of house types, scales and heights. Additionally there are a number of houses constructed in recent years which are of similar height and scale to the proposed development. Therefore the height of the proposed dwelling is not considered to be out of keeping with the street scene.

68 Doncaster Road serves as a veterinary surgery so the impact upon this building from the proposed dwelling is considered minimal. It is considered that the removal of the dormer windows and balcony to the rear elevation overcomes the reasons for refusal for application PA/2009/1520 and providing the Velux windows at the rear are high level, there will be no significant overlooking to neighbouring properties.

With regard to effectiveness of soakaways, drainage and sewerage, a condition can be imposed to ensure that appropriate and effective soakaways, drainage and sewerage are agreed prior to development commencing. Following flooding in this area extensive work has been carried out on Doncaster Road to clear the highway drain.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 002 rev 01, 03 rev 01, 004.

Reason

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

3.

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.

4.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

5.

No development shall take place until details of a soakaway system have been submitted to and agreed in writing by the local planning authority and all surface water run-off from the development shall be discharged to the agreed system.

Reason

To prevent pollution of the water environment and to comply with policy DS13 of the North Lincolnshire Local Plan.

6.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

7.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development.

Reason

To enhance the appearance of the development in the interests of amenity.

8.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

9.

Development shall proceed fully in accordance with the mitigation measures (for example, finished floor levels set no lower than 2.7 metres above Ordnance Datum) set out in the approved flood risk assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

10.

Before development is commenced, details of the method of protecting the existing mature horse chestnut tree on the site throughout the construction period and the application of a 7.2 metre root protection zone around it shall be submitted to and approved in writing by the local planning authority, and such works as may be so approved shall be carried out before development is commenced, and maintained until completion of the development. The tree so protected shall not be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to its root system or otherwise threaten the life of the tree during the period of construction without the previous written consent of the local planning authority.

Reason

In order to protect the existing tree on the site.

11.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

12.

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.

13.

Nothing shall at any time, whether permitted by the Town and Country Planning (General Permitted Development) Order or not, be erected, retained, planted or allowed to grow over

1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

14.

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

Reason

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

15.

Any highway apparatus in need of relocation as a result of the access alterations shall be moved prior to occupation of the dwelling.

Reason

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

16.

The rooflights to the rear elevation shall be installed at a minimum of 1.7 metres above floor level in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

17.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order re-enacting that order with or without modification), no new window openings shall be created in the roof plane of the dwelling other than those shown on the submitted plan.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

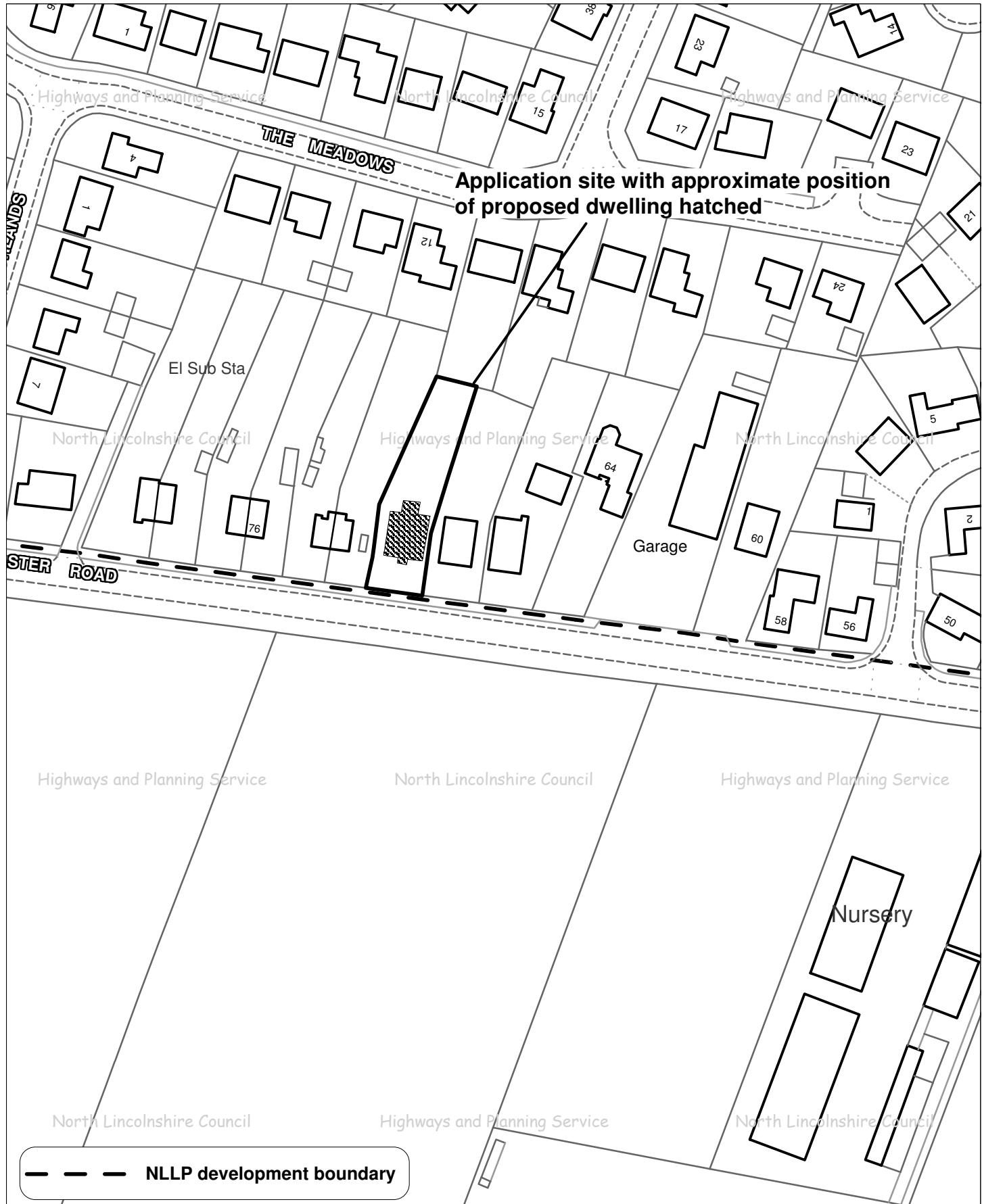
18.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that order with or without modification) no development under Schedule 2, Part 1, Class A, B, C, D, E or F shall be permitted within the curtilage of the dwelling hereby permitted.

Reason

To maintain the present living conditions of the occupiers of neighbouring properties, to prevent over-development of the site and to ensure satisfactory drainage is provided in accordance with policies H5, DS1 and DS14 of the North Lincolnshire Local Plan.

**Application site with approximate position
of proposed dwelling hatched**



Drawing Title: 2010/0301

OS Grid Ref: SK74619959	Drawn by: KC	Scale: 1:1250	Date: 16/04/2010
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