

APPLICATION NO	PA/2010/0452
APPLICANT	Birchwood Developments (Lincs) Ltd
DEVELOPMENT	Planning permission to erect a detached house and detached domestic garage including demolition of existing garage
LOCATION	Land rear of Birchwood Cottage, High Street, Barrow-upon-Humber
PARISH	BARROW-UPON-HUMBER
WARD	Ferry
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee

POLICIES

Planning Policy Statement 3 (Housing): This document provides Central Government advice on all aspects of housing.

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Barrow as a medium growth settlement.

Policy H1 (Housing Development Hierarchy) – the primary focus for housing development will be the Scunthorpe and Bottesford urban area, and to a lesser extent the principal settlements of Barton and Brigg. A lower level of allocation is proposed in the medium growth settlements, compatible with their scale character, location, facilities and existing environmental quality.

Policy H5 (New Housing Development) provides general design guidance in relation to all new residential development.

Policy H7 (Backland and Tandem Development) states that backland or tandem development will be permitted provide strict criteria are fulfilled.

Policy HE2 (Development in Conservation Areas) – the site is located within a conservation area. All development proposals in or which affect the setting of a conservation area should preserve or enhance the character and appearance of the area and its setting.

Policy T2 (Access to Development) requires all new development must be provided with a satisfactory access.

CONSULTATIONS

Highways: No objections subject to conditions relating to adequate car parking and turning being retained within the site, surface water disposal being approved, no loose material

being placed on the first 10 metres of the driveway and details of the construction of driveway being agreed.

PARISH COUNCIL

Object:

- tandem building
- height and scale of new building
- loss of privacy to neighbouring properties
- vehicular access onto High Street
- possibility of damage to a tree covered by a tree preservation order

PUBLICITY

Advertised by press and site notice, and neighbouring properties notified. Seven letters of objection have been received (three from the same objector) in response to the application and the amended plans. The material planning issues raised in these letters are:

- boundary is inaccurate
- out of character with the conservation area and therefore contrary to policy HE2 of the North Lincolnshire Local Plan
- loss of amenity
- loss of privacy and overlooking
- contrary to policies H5 and H7 of the North Lincolnshire Local Plan
- over-development of the site
- overshadowing
- access has reduced visibility causing hazards to highway users
- contrary to H8 and DS1 of the North Lincolnshire Local Plan
- increased pollution
- increased noise
- increase in flood risk
- tree works required to a protected tree
- potential loss of trees
- loss of an historic wall

ASSESSMENT

This proposal is for the erection of a detached house and garage including the demolition of the existing garage. The site is located to the rear of Birchwood Cottage on garden land. The site is accessed from the High Street via the existing private drive that serves Birchwood House and Birch Cottage. The proposed dwelling is a substantial four-bedroom dwelling within limited architectural features. The site is located within the Barrow conservation area which is subject to an Article 4 Direction. The applicant has submitted an amended plan as the red line (application site) was incorrectly plotted on the original plan submitted.

The main issues associated with this case are whether it is acceptable in planning policy terms for a dwelling to be located on this site, and if so, whether its impact on the highway network, the character and appearance of the area, neighbours and trees is also acceptable.

The site is located within the development boundary of Barrow and within the conservation area. The site is located on garden land which is no longer regarded as previously developed land. The proposal is regarded as tandem development. The character of this part of Barrow is frontage development with traditional cottages located on the road frontage with large back gardens. Tandem and backland development is not a characteristic of this part of the conservation area. It is considered that this proposal would be out of character with the conservation area and therefore the character of the conservation area would neither be preserved nor enhanced. The proposal is therefore contrary to policy HE2 of the North Lincolnshire Local Plan.

The proposed development does constitute tandem development. The revised PPS 3 recently issued by Central Government has re-classified garden land so it is no longer considered to be previously developed land (ie brownfield). It is considered that this type of development in this location would adversely affect the amenity of adjoining residents by virtue of the proximity of additional traffic movements generated by vehicles using the proposed new dwelling. The proposal is therefore contrary to policy H7 of the North Lincolnshire Local Plan.

It is considered that the dwelling would be visible from High Street, Barrow. The dwelling appears as a large rectangular block with limited architectural features and very little character compared to the character and detailing on the dwellings surrounding the site. The dwelling does not preserve or enhance the conservation area. The building is of such a scale that it detracts from the character of this part of Barrow which features more traditional, smaller cottage-style dwellings generally located tight to the road frontage. The additional driveway area to serve the dwelling creates a harsh, urban feature in the conservation area which is not characterised by long block-paved driveways. In terms of design the proposal is therefore contrary to policies H1, H5 and DS1 of the North Lincolnshire Local Plan.

Issues related to overlooking, overshadowing and loss of privacy are noted. However, the local planning authority is satisfied that due to the position of the dwelling on the site no demonstrable loss of amenity will be caused to adjoining neighbours. The issue of flood risk has been raised. The site does not lie within the floodplain. Surface water disposal could take place within the site to avoid water being discharged onto the highway. With regard to trees, the local planning authority considers that a dwelling could be built on the site without adversely affecting the trees by using tree protection measures.

RECOMMENDATION Refuse permission for the following reasons:

1.

The proposed dwelling, by virtue of its siting, would adversely affect the character and integrity of the Barrow-upon-Humber conservation area which is under an Article 4 direction. This part of the conservation area is characterised by traditional cottages located on the road frontage with large rear gardens. Backland development is not a characteristic of this part of the conservation area and it is considered that the proposal would not preserve or enhance the conservation area. The proposal is therefore contrary to policies HE2 of the North Lincolnshire Local Plan.

2.

The proposed development would create an unacceptable form of tandem development that would adversely affect the amenity of adjacent properties by virtue of the proximity of additional traffic movements generated by vehicles using the proposed new dwelling. The proposal is therefore contrary to policy H7 of the North Lincolnshire Local Plan.

3.

The proposed dwelling would be visible from High Street, Barrow. The design, detailing and scale of the building is out of character with the surrounding area and with the conservation area. This part of Barrow-upon-Humber comprises more traditional style cottages located along the road frontage. The new driveway proposed also creates a harsh, urban feature which detracts from the character and appearance of the conservation area. The proposal is therefore contrary to policies HE2, H1, H5 and DS1 of the North Lincolnshire Local Plan.

