

<b>APPLICATION NO</b>	<b>PA/2010/0462</b>
<b>APPLICANT</b>	Mrs D Revill
<b>DEVELOPMENT</b>	Planning permission to erect a detached bungalow and a detached domestic garage
<b>LOCATION</b>	Land to the rear of 12 Mill Road, Crowle
<b>PARISH</b>	<b>CROWLE</b>
<b>WARD</b>	Axholme North
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Crowle Parish Council

## **POLICIES**

**North Lincolnshire Local Plan:** Policy H5 (New Housing Development) states that residential development will be permitted provided that the scale, layout, height and use of materials are in keeping and compatible with the character and amenity of the immediate environment.

Policy H7 (Backland and Tandem Development) states that development will be permitted provided that there is no adverse effect on the amenities of any residential use through overlooking and loss of privacy, loss of amenity area to the adjoining dwellings and the level of nuisance resulting from the movement of vehicles to and from the proposed development.

Policy H8 (Housing Design and Housing Mix) states that new residential development will be permitted provided that it respects and reflects the form, scale, massing, design, detailing, materials and nature of the local environment.

Policy T2 (Access to Development) states that all development must be provided with a satisfactory access and should be adequately served by the existing highway network.

Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy), DS1 (General Requirements) and T1 (Location of Development) also apply.

## **CONSULTATIONS**

**Highways:** Advise conditions (numbers 4 to 6).

## **TOWN COUNCIL**

Object on the grounds that the proposed dwelling constitutes tandem development and issue raised about access and egress from the site.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. One letter of objection has been received raising the following material issues:

- noise disturbance to the rear garden of the objector's property as a result of vehicles accessing the development site
- increased noise disruption as a result of increased traffic and construction traffic
- the existing vehicle access cannot accommodate larger vehicles
- previous uses at the site may have resulted in the land becoming contaminated

## **ASSESSMENT**

The development site is currently a large area of open garden land to the rear of 12 Mill Road which is situated to the south. There is an existing vehicular access to the site between 13 and 15 Eastoft Road. This vehicular access already serves two existing detached properties – 13a Eastoft Road and Pennylane.

**The main issues in determining this application are whether the proposed dwelling constitutes tandem development, whether there would be noise disruption to the objector's property from traffic and construction traffic movements and whether previous uses at the site have resulted in it becoming contaminated.**

It should be noted that there is an existing vehicular access to the site which serves two existing detached properties. The site access is approximately 4.5m wide. There is sufficient space within the development site for construction vehicles to be sited without the vehicular access being obstructed and for vehicles to turn around within the site and exit in a forward direction. Furthermore the vehicle access is wide enough for construction vehicles to access the site. It is the responsibility of the applicant to ensure that deliveries to the site are carefully managed. It can be anticipated that there will be some noise disruption to surrounding residential properties during the period of construction. However this noise disruption will cease upon completion of the dwelling.

With regard to increased vehicle movements and the potential for noise disruption, it should be noted that there is only one additional property being proposed along this private road. The number of vehicle movements generated by the proposed dwelling is not considered to be above the limit which is expected in a residential area. The number and timing of vehicle movements made to and from the site would vary on a daily basis. Therefore the potential for noise disruption to the objector's property to the west from vehicle movements is considered to be minimal. The council's highway department have no objections to an additional dwelling using the existing vehicle access as the projected vehicle movements along this access will not increase to the extent that congestion will occur and visibility will be impaired. Normally a private drive could serve up to a maximum of five dwellings.

A condition will be imposed that if any contaminated is found at the site during construction then work shall cease until such time as a method statement for the safe removal of the material has been provided and implemented.

The development proposed will consist of a large detached bungalow and garage. The proposed dwelling will not result in any demonstrable loss of amenity to neighbouring properties through the effects of overshadowing or overlooking. The proposed development is in keeping with the development pattern in this part of Crowle as there are existing dwellings beyond the development site that are served by the existing vehicle access. The dwelling will be sited approximately 45m from the rear of properties on Eastoft Road, including the objector's property. This separation distance is sufficient to mitigate any potential for noise disruption to existing properties that adjoin the site. Therefore the proposed development is considered to comply with the guidance set out in policy H7 (Backland and Tandem Development) in that it will not result in any demonstrable loss of amenity to existing properties that adjoin the site.

**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: R/01/01/0002/10 and 2010-0462-01.

**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 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

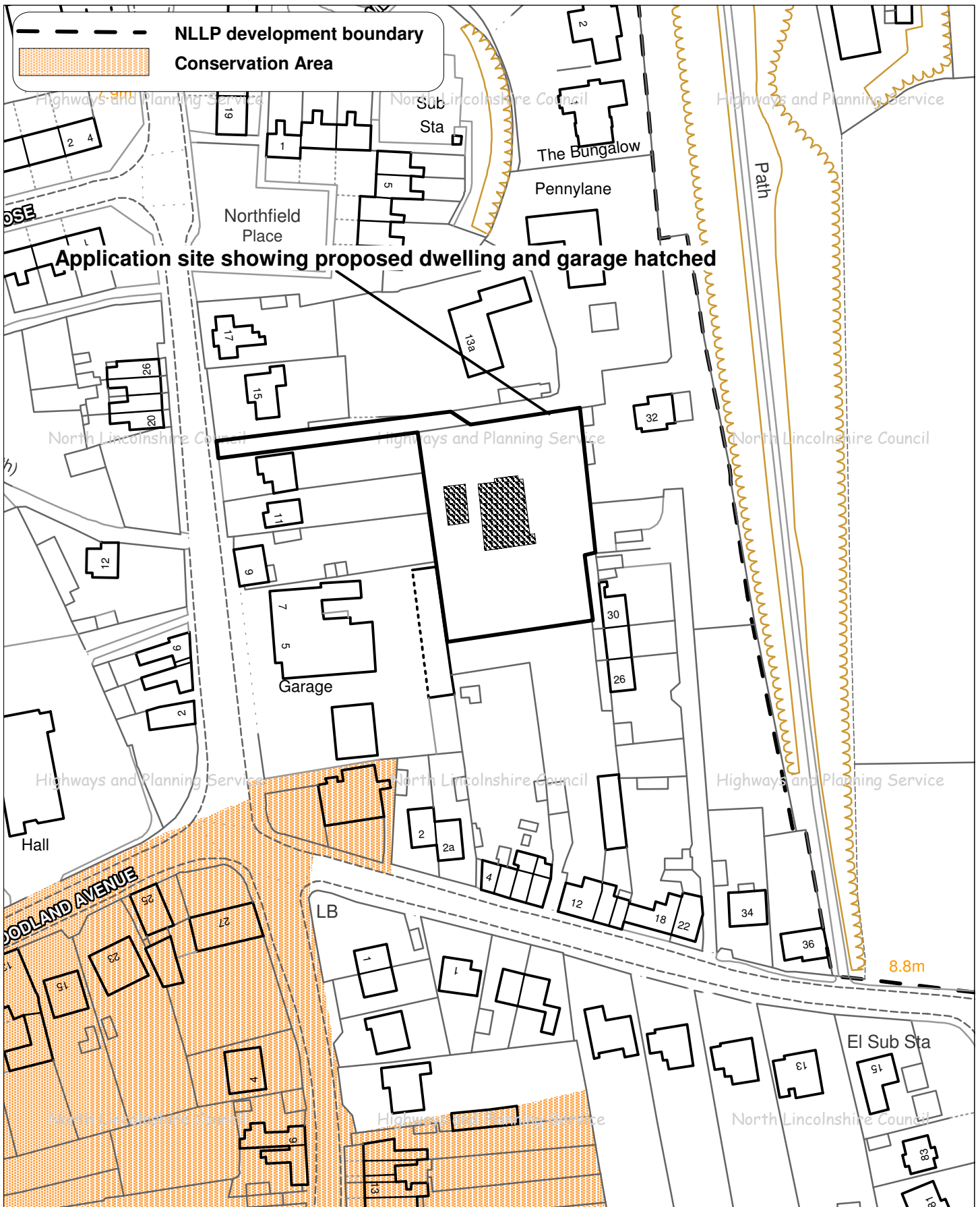
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.



Drawing Title: 2010/0462

OS Grid Ref: SE77421322

Drawn by: KC

Scale: 1:1250

Date: 09/06/2010



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



**Highways and Planning Service**

Service Director,  
 G Popple