

APPLICATION NO	PA/2010/0470
APPLICANT	Mr R Wilson
DEVELOPMENT	Planning permission to erect a detached dwelling including demolition of existing, and change of use to garden land
LOCATION	Medley Cottage, Carrhouse Road, Carrhouse, Belton
PARISH	BELTON
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy

POLICIES

North Lincolnshire Local Plan: Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to replace dwellings in the open countryside will only be permitted provided that the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20% and would not be substantially higher in elevation.

Policy RD2 (Development in the Open Countryside) states that development in the open countryside will be strictly controlled. Permission will only be granted for development which is for the replacement of an existing dwelling provided that the development would not be detrimental to the character or appearance of the open countryside in terms of siting, scale, massing, design and use of materials.

Policy ST3 (Development Limits) states that development in the open countryside will only be permitted if it is essential for the purposes of meeting a special need associated with the countryside.

Policies H1 (Housing Development Hierarchy), T1 (Location of Development), T2 (Access to Development) and DS1 (General Requirements) also apply.

CONSULTATIONS

Highways: Advise conditions (numbers 4 to 6).

PARISH COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified and two letters of objection have been received, raising the following material issues:

- The scale of the proposed dwelling and its proximity to the boundary results in an overbearing impact and loss of light to the objector's property.
- Access to the objector's property opposite the site will become blocked by vehicles during the demolition and construction period.

ASSESSMENT

The application site is currently occupied by a two-storey detached cottage which is built up to the site frontage with Carrhouse Road. There is an existing vehicle access into the site to the south and a gated pedestrian access to the north of the cottage. The site lies in the open countryside with the settlement boundary of Belton approximately 700m to the east. There are existing properties either side of and opposite the site and the dwellings along Carrhouse Road are a mix of single and two-storey detached dwellings.

The main issue in determining this application is whether or not the scale and size of the replacement dwelling is appropriate in this open countryside location. Additional issues are whether the replacement dwelling results in an overbearing impact and loss of light to adjacent properties and whether the vehicle access to Tamale will be obstructed during the course of demolition and construction.

It should be noted that the replacement dwelling will be larger in scale than the house it is to replace. However the plot is large enough to accommodate the replacement dwelling. Policy RD10 specifically sets a limit on the increase in the size of new dwellings to 20%. The existing dwelling on this site is 609m³, the proposed would be 881m³, an increase of 45%. However, the site is in a built-up area and there are other large two-storey houses in the street. The ridge height of 8m and the scale of the replacement dwelling will not be out of keeping with the modern, large detached dwellings located immediately to the south-west of the site which include The Saplings, Eden House and Rowan House. There are large detached two-storey dwellings to the north and south of the site, so the site should be viewed within the overall street scene. The replacement dwelling will be sited on the same building line as Kwelu to the north and will have a large area of private amenity space to the rear. The proposals include the change of use of paddock land to the rear to garden land to increase the amenity to the new property; this would bring the garden in line with those to the south.

The replacement dwelling will be sited approximately 1m from the northern boundary with Kwelu. There will be a separation distance of 7m from the northern wall of the replacement dwelling to the southern wall of Kwelu, the objector's property. There are no habitable room windows in the southern wall of Kwelu, so there will be no demonstrable loss of amenity through loss of light or overbearing impact.

There is an existing vehicle access and dropped-kerb into the site. This would allow demolition and construction traffic to enter the development site and not result in obstruction of the highway. Furthermore there is considerable space to the side and rear of the existing dwelling to accommodate a number of vehicles. Therefore the highway and the vehicle access to Tamale should not become obstructed by traffic during demolition and construction. In any event the construction period will be relatively short.

For the reasons set out above the proposed development is considered to be acceptable in this open countryside location as there are a number of existing dwellings close to the site

that are of a substantial scale and height and there is no perceived loss of amenity to adjacent properties.

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: 1502-WIL-TF-01 P1, 1502-WIL-TF-02 P2, 2204-RWIL-ELE-02 and 2204-RWIL-GA-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 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.

5.

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.

6.

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.

7.

Before the dwelling is first occupied all bathroom and en suite windows in its first floor elevations shall be obscure glazed and shall be retained in that condition thereafter.

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.

8.

Notwithstanding the provisions of Classes A-E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no extensions or outbuildings shall be erected on the site or alterations made to the roof other than those expressly authorised by this permission.

Reason

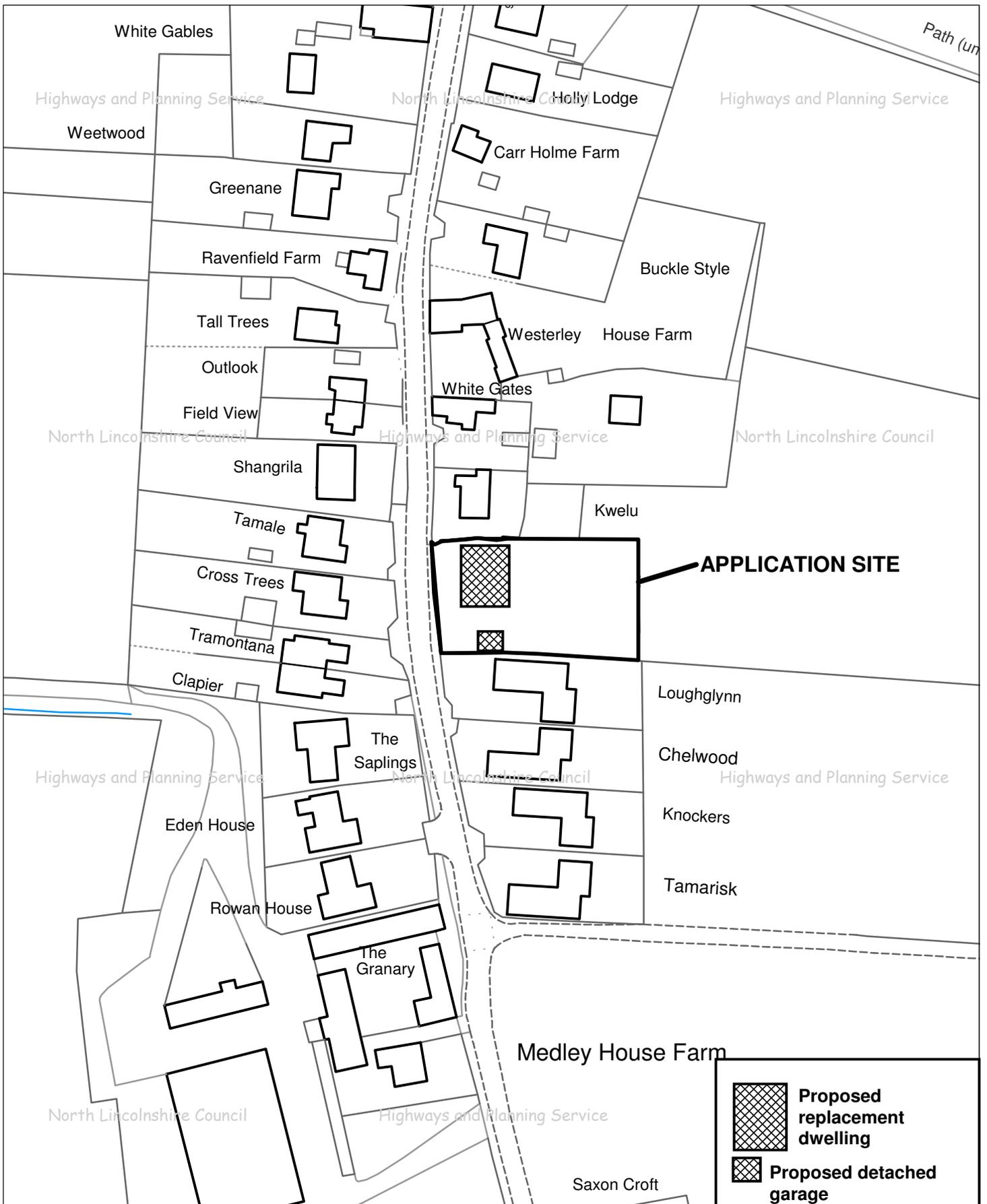
To prevent the uncontrolled introduction of a use which may potentially have an adverse impact on the character of the surrounding area without an opportunity to examine this against the criteria in policy DS4 of the North Lincolnshire Local Plan.

9.

Unless a nesting birds survey is carried out by a qualified ecologist which demonstrates that no birds are nesting, demolition and development shall only take place outside of the bird nesting season (1 March to 30 September). Additionally, a scheme for the provision of compensatory nesting habitat shall be submitted to and approved in writing by the local planning authority before any development commences on site. All agreed measures shall be fully implemented before the new dwelling is first occupied.

Reason

To comply with PPG9 and policy DS1 of the North Lincolnshire Local Plan and to enhance biodiversity protection and provision.



Drawing Title: 2010/0470

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Highways and Planning Service

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