

APPLICATION NO PA/2010/0680

APPLICANT Mrs J Bramble

DEVELOPMENT Planning permission to erect a detached 4-bedroom dwelling and garden store

LOCATION Land adjacent 83 Burnham Road, Epworth

PARISH EPWORTH

WARD Axholme Central

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Epworth Town Council

POLICIES

North Lincolnshire Local Plan: Policy H5 (New Housing Development) states that new housing should be in keeping with the scale and character of the settlement and the immediate environment; have an area of private amenity space; and not result in overlooking, loss of privacy, loss of light or other loss of amenity to existing dwellings.

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

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

Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy), DS1 (General Requirements), T1 (Location of Development) and DS7 (Contaminated Land) also apply.

CONSULTATIONS

Highways: Advise conditions (numbers 3, 4, 5 and 6).

Severn Trent Water Ltd: No objection or comments.

Yorkshire Water: No objection or comments.

TOWN COUNCIL

Object on the grounds that the design and materials are out of keeping with the area and detrimental to the street scene and that in such a prominent position – on the brow of the hill at the entrance to Epworth – the building will dominate the immediate setting.

PUBLICITY

Neighbouring properties have been notified; no representations have been received.

ASSESSMENT

The application site is a former petrol filling station on the corner of Blow Row and Burnham Road in Epworth. A public footpath runs west to east along the northern boundary of the site and the development boundary runs to the back of the site. Neighbouring properties are large, detached bungalows and there are a number of large detached two-storey dwellings along Burnham Road to the south of the site. The site is currently vacant and has been since the former petrol filling station was demolished.

The site currently has planning permission (PA/2009/1118) for a large detached dwelling, which was granted at Planning Committee, and as such the principle of a dwelling on the site has already been established. This application also seeks planning permission for the erection of a detached dwelling on the site, but the design of the proposed dwelling has changed significantly.

The main issue in the determination of this application is whether the design of the proposed dwelling is appropriate in this location and whether it would be detrimental to the street scene.

As noted above, the application site already has planning permission for a large detached dwelling and as such the principle of a dwelling on the site is not in question. The approved scheme (PA/2009/1118) consists of a brick and tiled 5-bedroom house, the design of which demonstrates no particular character or architectural merit and would be at home in most modern housing estates.

The application site is in a prominent position on top of a hill at one of the entrances to Epworth and on the corner of two busy roads, and as such impacts on the street scene as viewed from both Burnham Road and Blow Row. The proposed dwelling has been designed to respond sympathetically to the site and its location and presents frontage elements to both roads. The building footprint and mass have also been reduced compared to the previously approved scheme. The proposed dwelling is designed to be constructed as two separate two-storey elements, one facing Burnham Road and one facing Blow Row, joined by a single-storey glazed link at ground floor level. The southern of the two parts of the dwelling is to be clad in dark timber and incorporates an open car port at the front with rooms above. The northern of the two linked elements is to be constructed of brickwork with a grey metal roof that will have a similar appearance to slate.

The proposed dwelling is of a modern and innovative design, which would contrast with the more traditionally designed houses and bungalows in the area. Although the building would stand out from its surroundings, it is felt that it would have a positive impact on the local environment, especially when compared with the previously approved dwelling. The site is in a prominent position within Epworth and the site deserves a building of unique and innovative design. As part of its contemporary design the proposed dwelling incorporates building materials such as timber cladding and metal roof sheets, which will contrast with surrounding properties in the area that are of a more traditional brick and tile construction. These proposed materials are integral to the design of the dwelling and are part of its unique character. This use of less conventional materials will not have a detrimental impact

on the street scene or on neighbouring properties in the area. It should also be noted that the application site is not located in or close to the conservation area for Epworth.

In conclusion it is considered that the dwelling, although not in keeping with neighbouring properties, will make a positive contribution to the character and appearance of the area and that its contemporary and innovative design is wholly appropriate in such a prominent location.

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: 20-001, 20-002, 90-001 and 90-002.

Reason

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

3.

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.

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 within the area shown hatched on the attached plan.

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.

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

9.

The approved remediation scheme dated 15 July 2010 and prepared by Iain Bramble Architects must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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.

10.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared which is subject to the approval in writing of 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.

11.

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.



Application site showing approximate position of dwelling hatched

----- NLLP development boundary

Drawing Title: 2010/0680

OS Grid Ref: SE78100326	Drawn by: KC	Scale: 1:1250	Date: 06/08/2010
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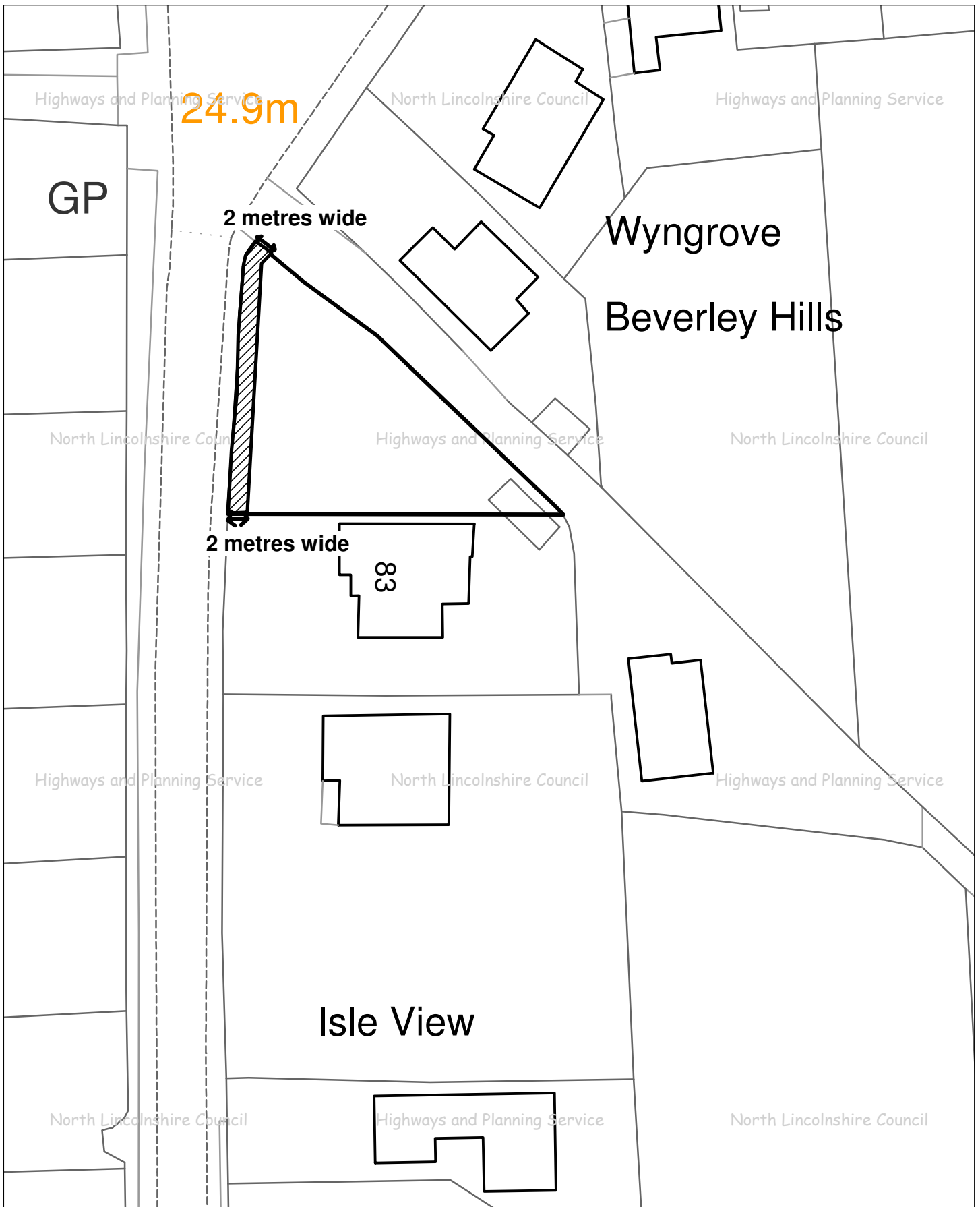


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Drawing Title: 2010/0680 - condition 5

OS Grid Ref: SE78110325

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