

<b>APPLICATION NO</b>	<b>PA/2010/0728</b>
<b>APPLICANT</b>	Mr K Woodmansey
<b>DEVELOPMENT</b>	Planning permission to erect a detached house and detached domestic garage (including demolition of existing dwelling)
<b>LOCATION</b>	Sunningdale, 37 Cherry Lane, Wootton
<b>PARISH</b>	<b>WOOTTON</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	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 H3 (Previously Used Land) states that the development of previously used land will be preferred in sequence to the take-up of greenfield sites in a locality.

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 (4, 5 and 6).

## **PARISH COUNCIL**

No objections.

## **PUBLICITY**

Neighbouring properties have been notified and a site notice posted. No representations have been received.

## **ASSESSMENT**

The application site is occupied by a detached Victorian cottage-style two-storey house on a large plot. The existing house is in poor condition and suffering from subsidence, damp and structural issues. The dwelling has previously been extended, although these extensions are considered to be out of character and of poor quality.

The parcel of land on which the existing dwelling is situated is classified as brownfield or previously used land. Development on such land is preferred to the development of greenfield sites.

The site lies outside the development boundary for Wootton, with commercial units immediately to the north and a housing development to the west.

**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 is acceptable in design terms and whether it will be in keeping with the area.**

The proposed replacement dwelling is larger in both volume and height than the house it is intended to replace. The height is to increase from 6m to 8.5m and volume from 300.6m<sup>3</sup> to 423m<sup>3</sup> (approximately 40%). The height of the proposed dwelling has increased due to the amended shape of the house. The existing house is long and narrow and the proposed house is square, resulting in an increase in overall height. The low ceilings in the existing dwelling are also considered to be unsuitable for modern living, which would also result in an increase in roof height.

The dwelling sits in a substantial plot and there are no dwellings either side. The dwellings opposite are larger in scale as are a number of others in the close vicinity, some of which are also outside the development boundary. It is not therefore considered that the replacement dwelling would be detrimental to the character or appearance of the open countryside in terms of siting, scale, massing and design.

A detached garage is also proposed, the volume of which has not been included in the calculations above.

A bat survey has been conducted at the dwelling which revealed Pipistrelle bats foraging near the application site. As such, a condition is proposed to ensure provision is made for roosting bats and nesting birds.

Members should be aware that the original scheme was for a larger dwelling, with a total increase of approximately 56%. Following negotiations with officers, the size of the dwelling has been reduced and is now considered acceptable.

**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: 10 15-001 A and 10 15-102C received on 19 October 2010.

Reason

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

3.

The development shall be carried out in accordance with the amended details received by the local planning authority on 19 October 2010.

Reason

To define the terms of the permission and to help ensure the development is in keeping with its surroundings in accordance with policy RD10 of the North Lincolnshire Local Plan.

4.

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.

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.

8.

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.

9.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority.

The plan shall include:

- (a) details of roosting features to be installed to support Pipistrelle bat (*Pipistrellus* spp.) and nestboxes to be installed for birds of gardens and orchards;
- (b) proposed timings for the installation of the above features in relation to the completion of each building;
- (c) details of landscaping features such as native trees and shrubs to maintain and enhance the biodiversity of the site, including retention and maintenance of the existing orchard;
- (d) details of measures to be taken during the construction phase of the proposal, to avoid harm to bats, nesting birds and other protected species or priority species, including details of sensitive wood treatment;

The management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority.

Reason

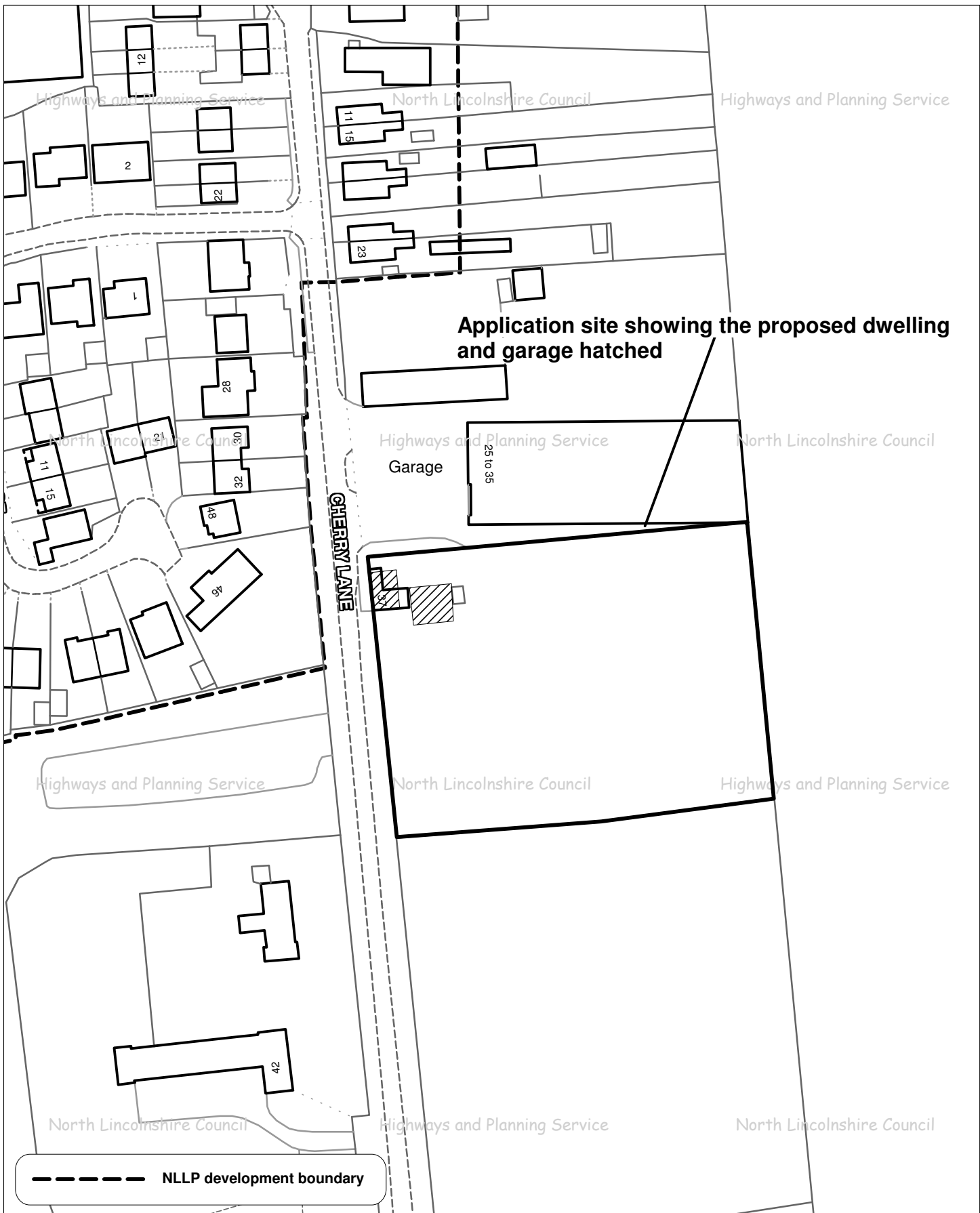
To protect features of recognised nature conservation importance in accordance with policies LC5 and DS1 of the North Lincolnshire Local Plan.

10.

All debris resulting from the demolition of the existing dwelling shall be removed from the site no later than three months from the date when the new dwelling is first occupied.

Reason

In the interests of visual amenity.



**Application site showing the proposed dwelling and garage hatched**

Garage

CHERRY LANE

----- NLLP development boundary

Drawing Title: 2010/0728

OS Grid Ref: TA08561581

Drawn by:

Scale: 1:1250

Date: 27/10/2010



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