

APPLICATION NO	PA/2010/0731
APPLICANT	Mrs R Mackenzie
DEVELOPMENT	Outline planning permission (with all matters reserved) for the erection of a dwelling and garage
LOCATION	In the grounds of Springmeadow, Town Hill, Broughton
PARISH	BROUGHTON
WARD	Broughton and Appleby
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Broughton Town Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, and that greater emphasis should be placed on meeting local needs in rural areas.

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) and T1 (Location of Development) also apply.

CONSULTATIONS

Highways: Advise conditions (6 to 11).

TOWN COUNCIL

Object on the grounds that the proposed dwelling will create traffic problems due to its access being located on a bend and that it will also cause drainage problems

PUBLICITY

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

ASSESSMENT

The application site is currently part of the very large garden belonging to Springmeadow, which is set back from Town Hill. It is a sloping site located to the west side of Town Hill, on a bend in the road. There is a short (1 metre high) brick wall along the frontage and a small stream runs along the northern boundary. This is in a residential area of Broughton and the application site is surrounded by detached residential properties to the north, south and east and the ends of long residential gardens to the west.

This application seeks outline planning permission for the erection of a detached bungalow and garage, with all matters reserved for subsequent approval. The proposed dwelling would be accessed via Town Hill. Outline planning permission was granted in 2004 (PA/2004/0015) for a detached bungalow and garage on the site. This permission has now lapsed. Since the previous approval, a new large detached bungalow with integral garage has been granted planning permission and constructed directly to the south of the application site, on what was formerly the garden of 11 Town Hill, Broughton.

The main issues in determining this application are whether the proposed dwelling would lead to traffic and drainage problems in the area.

The application site is located on a bend in Town Hill and its access would be onto this bend, as are the accesses for the properties on the opposite side of the road and the recently constructed bungalow to the south. The council's Highways department have been consulted on the application and have raised no objections on highway safety grounds subject to conditions being imposed. Therefore the proposed dwelling will not result in traffic problems or have a detrimental impact on highway safety in the area.

A condition has been recommended that requires the applicants to submit and agree a scheme for the disposal of foul and surface water before works begin on the erection of the bungalow. This will ensure that no drainage problems arise from the proposal.

The application site is located in flood zone 1, which means that it has a low probability of flooding. The erection of a new dwelling is an acceptable form of development in this flood zone. The proposed dwelling will not be susceptible to flooding and will not increase the risk of flooding in the area. No special construction measures are required for the erection of a new dwelling in flood zone 1.

The proposed dwelling will not impact on the amenities of neighbouring properties or on the character and appearance of the area; nor will it result in highways or drainage problems. As such the proposed bungalow is considered to be acceptable.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale, and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The reserved matter in relation to landscaping shall include details of the position and type of existing trees on the site, those to be retained and details of replacement planting for any to be removed.

Reason

To ensure replacement planting is undertaken in the interests of visual amenity.

6.

The vehicular access shall be sited at the northernmost point of the development frontage.

Reason

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

7.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

8.

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.

9.

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.

10.

Nothing shall at any time, whether permitted by the Town and Country Planning (Development Management Procedure) (England) Order 2010 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.

11.

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

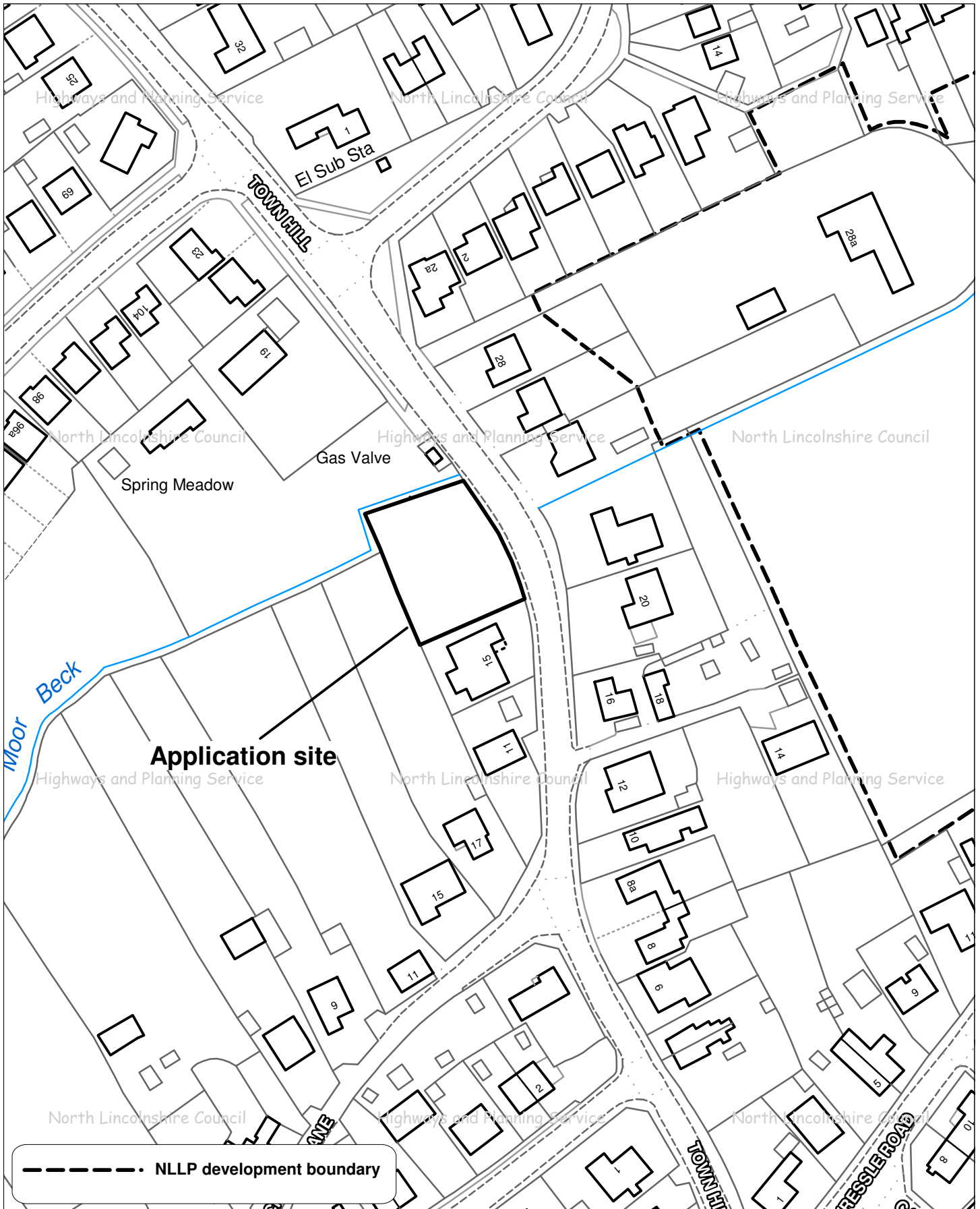
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

12.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.



----- NLLP development boundary

Drawing Title: 2010/0731

OS Grid Ref: SE96460910

Drawn by: KC

Scale: 1:1250

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Highways and Planning Service
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