

<b>APPLICATION NO</b>	<b>PA/2010/0866</b>
<b>APPLICANT</b>	Mr A Borrill
<b>DEVELOPMENT</b>	Planning permission for a minor material amendment to planning permission PA/2009/1303 to erect dwelling 1.4 metres to North of approved position
<b>LOCATION</b>	Land adjacent to Windy Gyle, Town Hill Drive, Broughton
<b>PARISH</b>	<b>BROUGHTON</b>
<b>WARD</b>	Broughton and Appleby
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Third party request to address the committee

## **POLICIES**

**North Lincolnshire Local Plan:** Policy ST2 (Settlement Hierarchy) identifies Broughton as a medium growth settlement.

Policy H1 (Housing Development Hierarchy) requires development in medium growth settlements to be compatible with their scale, character, location, facilities and existing environmental quality.

Policy H5 (New Housing Development) sets out the criteria to control new housing development and to ensure consistency in design and layout.

Policy H8 (Housing Design and Housing Mix) expects all new development to respect the form, scale, massing, design and detailing, materials and nature of the local environment.

Policy DS1 (General Requirements) sets out the general criteria for assessing all development, in particular providing a high quality of design.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions 4 and 5.

## **TOWN COUNCIL**

No objections.

## **PUBLICITY**

Neighbours notified by letter. One objection has been received which raises the following issues:

- The development will be out of keeping with the street scene, being forward of the building line, and appearing more visually prominent.
- Being moved further forward, the building will be more overbearing and potentially give rise to an increase in overlooking.
- The development will result in the loss of mature trees and bushes on the site frontage.
- A bungalow would be more appropriate on this site than a house, which is too big for the plot and out of keeping with the area.
- Does the development clear the easement required by Anglian Water?
- Should planning permission have been granted in the first place, given the fact that a water pipe crosses the site?

## **ASSESSMENT**

Planning permission was approved on this site for one detached dwelling (PA/2009/1303) following a committee site visit on 5 May 2010. One of the issues raised by a neighbour when determining the previous application was the position of a water main and whether or not the proposed dwelling encroached the easement for the water main. Planning permission was subsequently approved as it was considered that the location of the water main was an issue for the developer to deal with, rather than being a material planning consideration.

The applicant has now discussed this further with Anglian Water and the location of the pipe and the easement have been clarified. A 4.5 metre easement is required. In order to achieve this the applicant now wishes to move the proposed dwelling 1.4 metres north of the approved siting. The applicant has therefore requested that the issue of the re-siting be considered under a minor material amendment application.

**The main issues in determining this application are whether re-siting the dwelling will have an adverse impact on the character of the street scene and whether it will have a detrimental impact on the amenities of the neighbouring property to the east.**

As referred to above, the applicant has requested that the application be dealt with as a minor material amendment. The issue under consideration, therefore, is whether moving the dwelling forward as requested will have an impact on the character of the street scene and the residential amenities of the nearest neighbour to the east. The garage approved under the previous application will stay in the same position; it is the main two-storey section of the dwelling that is proposed to be moved forward. Although the dwelling is moving forward, it is not considered that a change of 1.4 metres is so significant that it will change the overall character of the original approval. The garage is still the forwardmost part of the development and it is not considered that moving the dwelling forward will be any more prominent than that already approved. In terms of the design of the dwelling, that remains the same.

The neighbour to the east has expressed concerns about the scale and design of the dwelling and that moving it forward will create a more visually dominant feature that is out of keeping with the street scene, be overbearing and potentially create more overlooking. However, it is not considered that the siting of the dwelling is so significantly different from

that approved, that it would give rise to a significant reduction in the amenities of this neighbour. In relation to the overall design of the dwelling, this has not altered and is not for consideration at this stage.

In relation to the easement itself, the plan shows that there is a 4.5 metre distance and this complies with the requirements of Anglian Water. Therefore, it is considered that moving the dwelling 1.4 metres forward will not have a significant adverse effect on the character of the street scene, or the residential amenities of the neighbour to the east. On this basis therefore, the application is recommended for approval.

**RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before 5 May 2013.

Reason

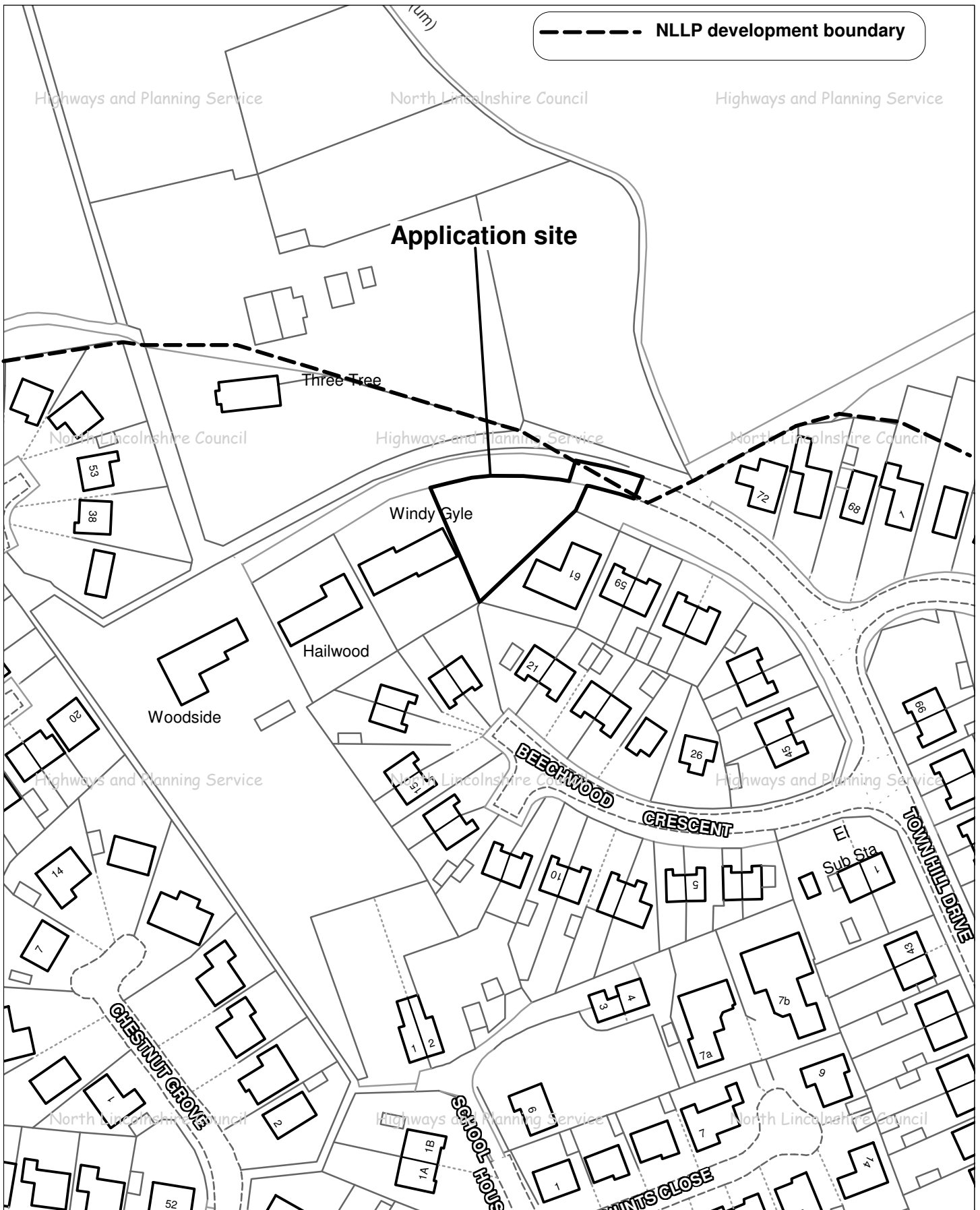
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development shall be carried out in accordance with the following plans: B09/282/1 A and B09/282/3 B. In all other aspects the development shall be constructed in accordance with planning permission PA/2009/1303 dated 5 May 2010.

Reason

For the avoidance of doubt and to ensure the development is carried out in accordance with the approved details.



----- NLLP development boundary

Drawing Title: 2010/0866

OS Grid Ref: SE96310948

Drawn by: KC

Scale: 1:1250

Date: 18/03/2010



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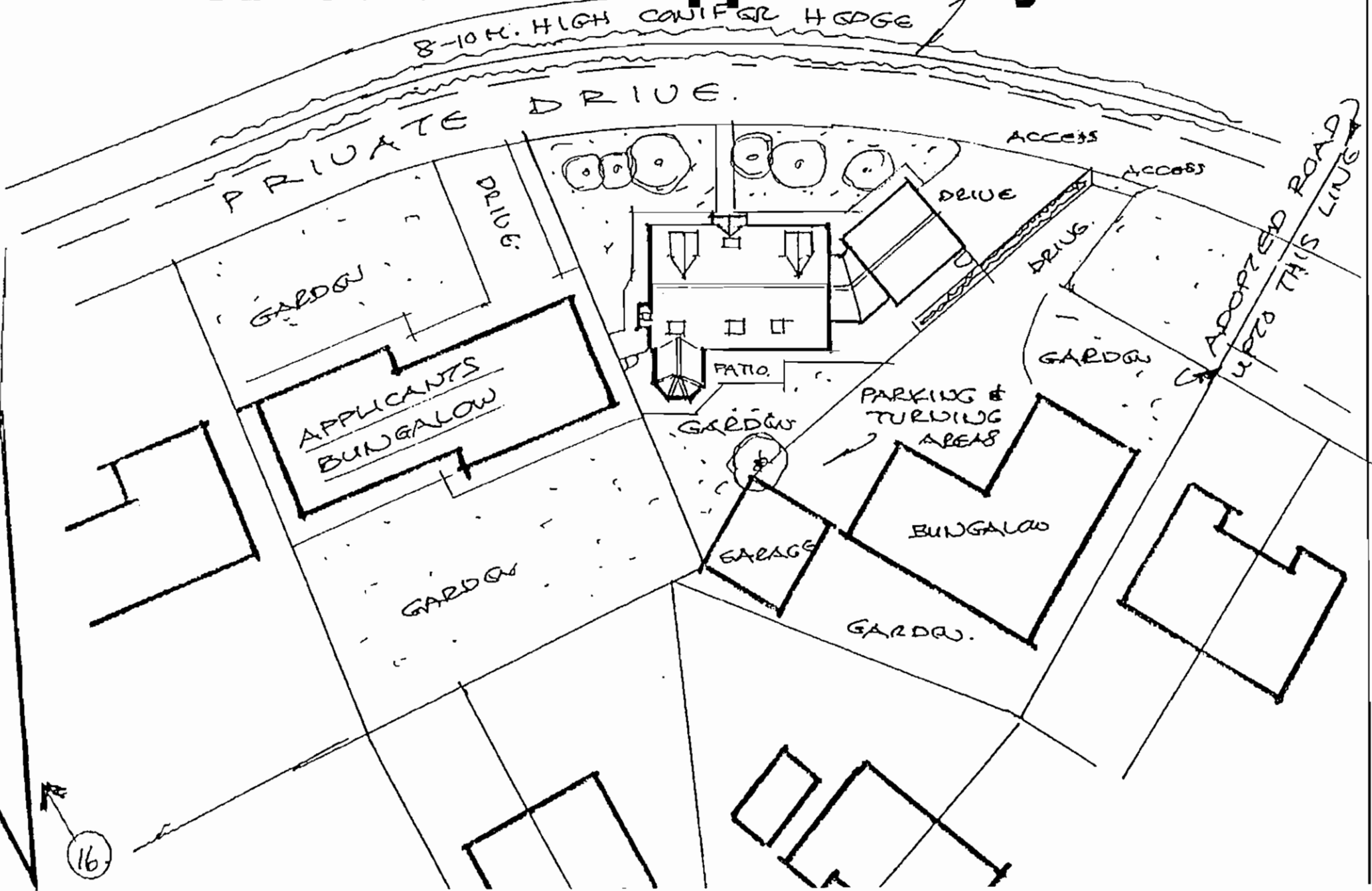


**Highways and Planning Service**

Service Director,  
G Popple

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**PA/2009/1303 - approved layout**



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# PA/2010/0866 - proposed layout

