

APPLICATION NO PA/2010/1115
APPLICANT Mr P Strickland
DEVELOPMENT Planning permission to erect a replacement detached bungalow
LOCATION Hawcroft, Ings Road, Kirton-in-Lindsey
PARISH KIRTON-IN-LINDSEY
WARD Ridge
SUMMARY RECOMMENDATION Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE Contrary to policy

POLICIES

North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if essential for the purposes of agriculture or a special need associated with the countryside.

Policy RD2 (Development in the Open Countryside) allows appropriate development in the open countryside including the replacement, alteration or extension of an existing dwelling.

Policy RD10 (Replacement, Alteration & Extensions to Dwellings in the Open Countryside) allows for the replacement of existing dwellings provided that the volume of the new dwelling does not exceed that of the original by 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation.

CONSULTATIONS

Highways: No objections subject to conditions (4 and 5).

TOWN COUNCIL

No comments received to date.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

The proposal involves the erection of a replacement bungalow. The site is located outside the development boundary for Kirton in the open countryside. The existing bungalow is a modest, wooden structure that measures approximately 11 metres wide, 6.8 metres deep, and is approximately 4 metres high. The building is set in a large plot with a small detached garage and a number of small sheds and greenhouses. The proposed replacement

bungalow is significantly larger in footprint, being 18 metres wide, 12 metres deep at the most and 4.5 metres high. The proposed new dwelling has an integral garage and utilises the existing means of vehicular and pedestrian access onto Ings Lane. Outline planning permission was approved on this site for a replacement bungalow (reference PA/2009/1440) but, due to its size, the current proposal does not comply with the conditions on the outline. Procedurally, therefore, a new full planning application is required.

The main issue in determining this application is whether the size and scale of the proposed replacement bungalow is appropriate in this countryside location.

Policy RD10 allows for the replacement of dwellings in the open countryside provided that the volume of the new building does not exceed 20% of the volume of the original dwelling, excluding what would normally be permitted development, and that the height of the new building is not significantly higher than the original.

Although the proposed replacement dwelling is approximately 100% larger than the original (excluding what would be allowed under the current permitted development rules), which is significantly greater than the 20% permitted by policy RD10, it is considered, due to the design of the new property, being low in profile and set behind existing screening, that the impact of the proposal on the character of the open countryside will be minimal. The proposal also incorporates the original detached garage in the footprint of the new bungalow which helps to minimise the visual impact of the proposal. It is considered that the redevelopment of the site will not create a property that is significantly more dominant in the landscape than the existing property due to it being relatively low in height and in relation to the overall plot still a reasonable-sized property.

In relation to the impact of the proposal on surrounding residents, there is sufficient separation distance from any neighbours to prevent problems of overlooking or overshadowing and, being single-storey in height, it would be unlikely to have a detrimental impact even if there were close neighbours. The proposal is therefore recommended for approval.

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: 813/10 Rev A, 813/24 and 813/23 Rev A.

Reason

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

3.

Notwithstanding the provisions of Classes A to E of Part 1 of Schedule 2 of the Town and Country Planning (Development Management Procedure (England) Order 2010, or any order revoking and re-enacting that order with or without modification, no buildings or extensions shall be erected on the site other than those expressly authorised by this permission.

Reason

To maintain the character of the development 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.

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

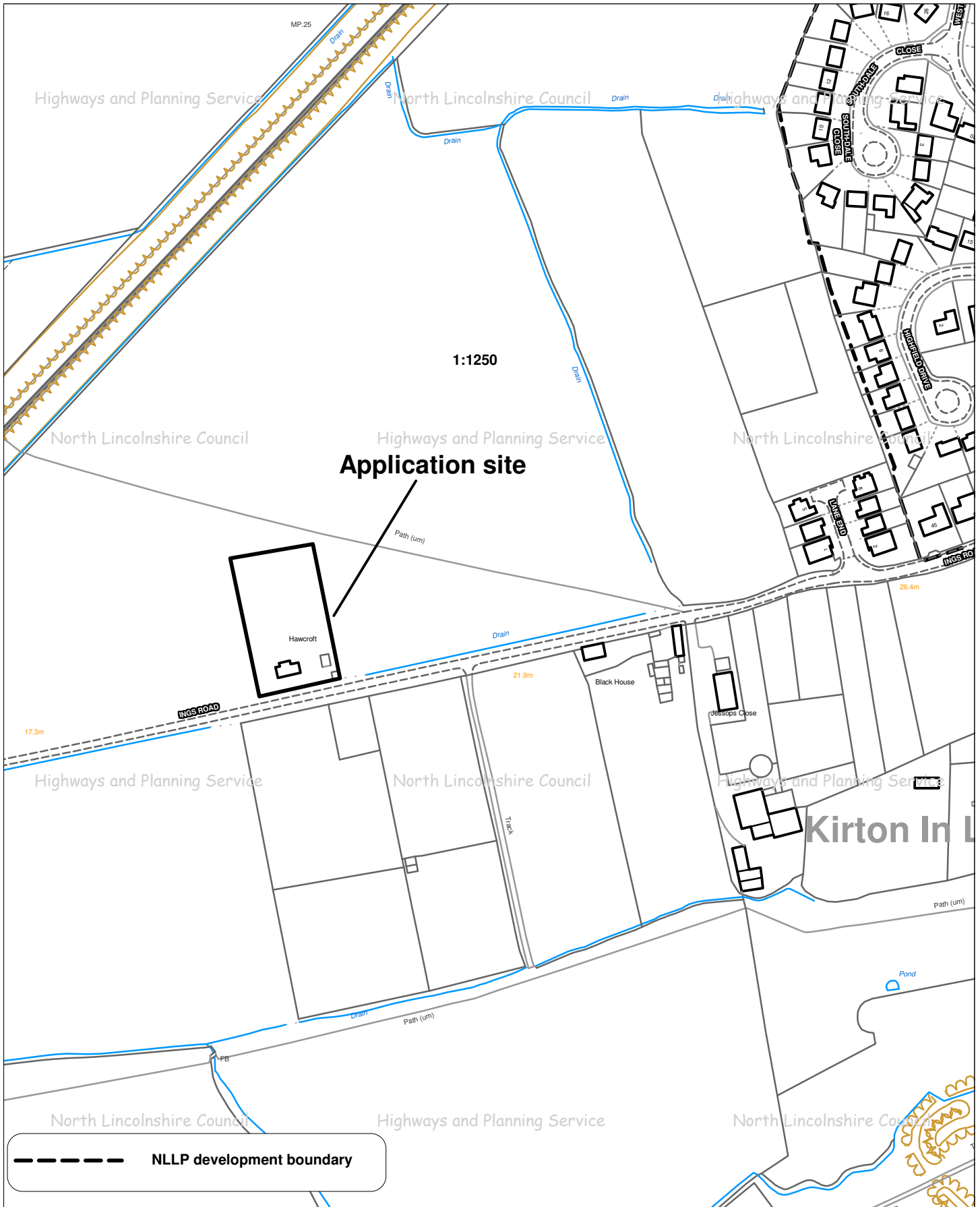
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

6.

The existing dwelling shall be demolished and all debris shall be removed from the site no later than three months from the date when the new dwelling is first occupied.

Reason

To ensure the timely removal of the existing dwelling as the site lies in an area where new dwellings are not normally permitted: permission has been granted in this case on a replacement basis under policy RD10 of the North Lincolnshire Local Plan.



Drawing Title: 2010/1115

OS Grid Ref: SK92819873

Drawn by: KC

Scale: 1:2500

Date: 27/10/2010



Based upon the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

Service Director,
G Popple

The Ordnance Survey map data included within this publication is provided by North Lincolnshire Council under license from Ordnance Survey in order to fulfil its public function to act as a highways and planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey map data for their own use.

