

APPLICATION NO	PA/2010/1256
APPLICANT	Mr N Smith
DEVELOPMENT	Approval of reserved matters following the grant of outline planning permission PA/2007/1657 relating to the erection of eight dwellings
LOCATION	Rear of 294-302 Ashby High Street, Scunthorpe
PARISH	SCUNTHORPE
WARD	Ashby
SUMMARY RECOMMENDATION	Grant approval subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion

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.

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) – the site lies within the development boundary of the Scunthorpe and Bottesford Urban Area where, in principle, residential development is considered to be acceptable.

Policy H1 (Housing Development Hierarchy) – the primary focus for housing development will be the Scunthorpe and Bottesford Urban Area.

Policy H5 (New Housing Development) – proposals for new housing development will be permitted in the Scunthorpe and Bottesford Urban Area subject to strict criteria being fulfilled.

Policy H8 (Housing Design and Mix) – new residential will be permitted subject to strict design criteria being fulfilled.

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

Policy DS1 (General Requirements) – provides general design guidance for all new development.

CONSULTATIONS

Highways: No objections subject to conditions (numbers 2 and 3).

Severn Trent Water Ltd: No objection subject to a condition.

PUBLICITY

Advertised by site notices and adjoining neighbours have been notified. Twelve letters of objection have been received (two from the same objector) raising the following issues:

- access inadequate for construction vehicles
- increased noise and disturbance
- additional traffic
- additional highway hazards
- no footway onto Leopold Close
- inadequate turning area
- dustbins located adjacent to residential dwellings
- loss of amenity
- lack of car parking on the site
- the site is an eyesore
- security compromised
- access should not be via Leopold Close
- fence should be installed

ASSESSMENT

The application is a reserved matters application for the approval of the appearance **only** of the eight dwellings. The outline planning permission reference PA/2007/1657 has already given permission for the erection of four link houses and four flats on the site. The layout, scale, access and landscaping has already been approved for the dwellings within the outline application; only the appearance of the approved dwellings can now be considered.

The only issue related to this application is whether the appearance of the proposed building is acceptable in terms of policies H1, H5, H8 and DS1. However, the report will seek to clarify issues raised by the objectors.

The appearance of the proposed dwellings is acceptable in design terms. The dwellings have been designed to be in character with the surrounding area and will not result in loss of amenity to adjoining dwellings. The dwellings will not be particularly visible from Ashby High Street as the site is already screened by the existing buildings on the Ashby High Street frontage. The dwellings will be visible from Leopold Close which is located to the rear of the site. However, due to the distance the building is located away from the dwellings on Leopold Close and the fact that no windows are proposed in the southern elevation, the appearance of the approved dwellings is considered to be acceptable. The proposal therefore complies with policies H1, H5 and H8 of the North Lincolnshire Local Plan.

There has been some confusion relating to the access to the site. Condition 15 of outline permission PA/2010/1256 required a fence to be located along the southern and eastern boundaries of the site. This condition was imposed on the outline permission to prevent pedestrians and vehicles accessing the site from Ashby High Street into Leopold Close and vice versa. The applicant has now submitted amended plans showing a solid fence located along the eastern and southern boundaries of the site. The southern boundary fence will be located behind the garage block located on Leopold Close. The garages within the garage block (with the exception of one garage) are within the applicant's ownership. The garages can be accessed by residents of the new dwellings but residents will not be able to enter into the site from Leopold Close due to the solid fence that has to be installed along the southern boundary. As a result, it is anticipated that there will only be a small increase in vehicular movements on Leopold Close. Pedestrian movements will not significantly increase onto Leopold Close as the site cannot be accessed from Leopold Close, only from Ashby High Street. As a result, only residents parking in the garage block will have to walk back along Leopold Close and round to Ashby High Street in order to access the site.

In terms of the car parking and turning area, this was assessed and approved at the outline stage under PA/2007/1657. The car parking arrangements and turning area are acceptable and accord with policy T2 of the North Lincolnshire Local Plan.

Concerns relating to the siting of the refuse bins are noted. The amended plans show the refuse bins sited adjacent to the access onto Ashby High Street. This is acceptable to the local planning authority and will be conditioned accordingly.

In terms of tree T1 located adjacent to Leopold Street, it is proposed to fell this tree and replace it with an Alder tree. The outline application (PA/2007/1657) agreed the layout and siting of the eight dwellings which were located immediately adjacent to this tree. It is considered that the development will not harm this tree. As a result, it should be retained and no permission given for its removal. The existing Ash tree on the site, also covered by a Tree Preservation Order, is to be retained and no works are permitted to this tree at the present time.

Access to the site for construction vehicles will have to be mainly via Ashby High Street. Condition 15 of PA/2007/1657 requires the fencing along the southern and eastern boundaries of the site to be installed before development commences on the site. Therefore, all construction vehicles will have to access the site via Ashby High Street or construction materials will have to be tipped/loaded over the fence from Leopold Close.

RECOMMENDATION Grant approval subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans: C0064/A1/102 Rev D, C0064/A1/103 Rev B and C0064/A1/101 Rev B.

Reason

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

2.
The existing vehicular access to the site shall be improved within highway limits 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.

3.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

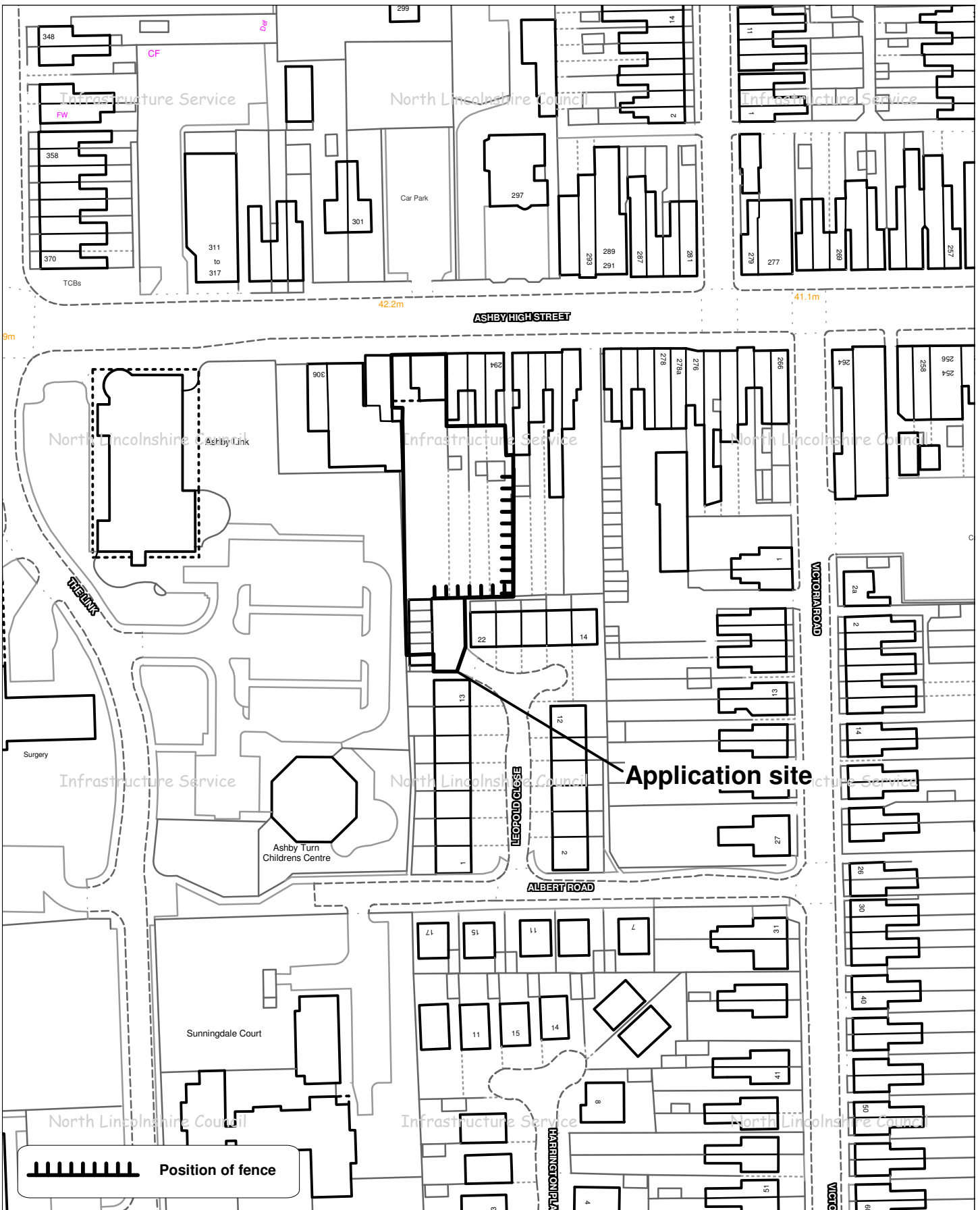
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

4.

The refuse bins shall be stored on and collected from the positions shown on drawing C0064/A1/102 Rev D at all times.

Reason

In order to provide a satisfactory standard of development in accordance with policy DS1 of the North Lincolnshire Local Plan.



Drawing Title: 2010/1256

OS Grid Ref: SE89350856

Drawn by: KC

Scale: 1:1250

Date: 24/01/2011



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 2011



Infrastructure Service

Director,

Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE

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.