

**APPLICATION NO** PA/2011/0142

**APPLICANT** Mr & Mrs R Duke

**DEVELOPMENT** Planning permission to erect a detached dwelling

**LOCATION** Land adjacent 11 The Nooking, Haxey

**PARISH** HAXEY

**WARD** Axholme South

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Haxey Parish Council

## **POLICIES**

**North Lincolnshire Local Plan:** Policy ST2 (Settlement Hierarchy) – Haxey is categorised as a minimum growth settlement.

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 it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

Policy H5 (New Housing Development) requires all new housing developments to be well related to existing infrastructure; be in keeping with the scale and character of the settlement; not result in the loss of important open space; comprise development of not more than three dwellings; reasonably be expected to commence within the lifetime of the local plan; be appropriate in scale, layout, height, and materials of construction, which are compatible with the character and amenity of the immediate environment; have an appropriately designed access with adequate parking facilities; conserve and retain features of particular architectural, historic, archaeological, landscape or nature conservation importance; provide a sufficient amount of private amenity space unless the development is for flats; and not result in overlooking or loss of privacy of adjacent land uses.

Policy H8 (Housing Design and Housing Mix) requires new residential development to respect and reflect the form, scale, massing, design and detailing of the local environment; have a high standard of design and layout; protect existing natural and built features that contribute to the amenity of the area; prioritise the needs of pedestrian movement taking into account safety, health and the security of residents; and provide residents with a sense of identity and an appropriate mix of dwelling size and types.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

## **CONSULTATIONS**

**Highways:** Advise conditions.

**Severn Trent Water Ltd:** No objections.

## **PARISH COUNCIL**

Object to the proposal on the grounds that it is over-development of the site and will result in overlooking of neighbouring dwellings.

## **PUBLICITY**

Neighbouring properties have been notified. One letter has been received commenting that they have no objection to the proposal, subject to the following conditions:

- The nearest point of the proposed property should be no closer than 2 metres from the boundary fence.
- No (eastern elevation) windows should overlook the conservatory (on the western elevation) of their property.
- The fence between the two properties should be replaced as it has been severely neglected by the previous owners.

## **ASSESSMENT**

Planning permission is sought for the erection of a three-bedroom dormer-style detached bungalow adjacent to 11 The Nooking, Haxey. The bungalow measures some 13.5 metres in width and 11 metres in length and includes an integral garage. The land which it is situated upon is currently unused garden land, with two dwellings set either side of it. Numbers 11 and 17 are both large L-shaped dwellings, although there are no habitable room windows overlooking the site in question.

**The main issue to consider in the determination of this application is whether or not the proposed dwelling is an over-development of the site and would therefore have an adverse impact on the amenity and character of the street scene and adjacent properties.**

The Nooking is a street that is characterised by frontage development, with dwellings set at varying distances from the highway. There is no set architectural style with dwellings showing various styling cues depending on when they were built. The adjacent dwellings are both of two-storey traditional construction and it is felt that the introduction of a dormer-style dwelling will sit well within the street scene.

The proposed dwelling causes no concern in relation to overlooking and loss of privacy due to its siting, it being adjacent to number 11 and set further forward than number 17. There are therefore no reasons to refuse permission on grounds of harming the amenity of adjacent properties. A bedroom window in the eastern elevation of the proposed dwelling does not cause any concerns in relation to overlooking of the neighbouring dwelling's conservatory, as the proposed dwelling will be sited further south than the existing dwelling.

In relation to whether the proposal is over-development of the site, once developed, the dwelling will have an area of private amenity space of approximately 104 square metres which is considered more than adequate for a dwelling of this size. Moreover it is worth considering that the proposal is relatively modest compared to adjacent dwellings.

In conclusion, it is considered that the proposed new dwelling would not be an over-development of the site and would sit well within the street scene and, in accordance with policies DS1, H5 and H8 of the North Lincolnshire Local Plan, 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: 930.

**Reason**

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

3.  
The dwelling shall not be occupied until the sewage disposal/drainage works to serve it have been completed in accordance with the submitted plans.

**Reason**

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

4.  
No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority 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.

5.

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.

6.

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.

7.

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.

8.

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.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



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