

<b>APPLICATION NO</b>	<b>PA/2011/0286</b>
<b>APPLICANT</b>	Mr & Mrs P Burnett
<b>DEVELOPMENT</b>	Planning permission to erect a detached single-storey dwelling and domestic garage (resubmission of PA/2011/0063)
<b>LOCATION</b>	Land off Cherry Lane, Wootton
<b>PARISH</b>	<b>WOOTTON</b>
<b>WARD</b>	Ferry
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Wootton Parish Council

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** Policy H1 (Provision & 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.

Policy H2 (Managing and Stepping up the Supply and Delivery of Housing) applies.

**North Lincolnshire Local Plan:** Wootton is identified as a minimum growth settlement (Policy ST2).

Policy H5 (New Housing Development) sets out the main criteria for assessing new housing developments in the principal growth settlements, including design, parking and access, open space, layout and materials.

Policy H8 (Housing Mix and Design) requires development proposals to respect the character of the local environment in terms of scale, massing, detail and form, and create a high standard of layout which maintains or enhances the character of the area and creates an appropriate mix of dwelling size and type.

Policy T2 (Access to Development) requires all development proposals to provide satisfactory access.

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 4 to 7.

## **PARISH COUNCIL**

Wootton Parish Council object on grounds of road safety, visual appearance, location and density.

## **PUBLICITY**

Neighbouring properties have been notified and an objection has been received raising the following issues:

- Cherry Lane, at its most dangerous point, is a dangerous bottleneck – other properties have splayed accesses
- small children and prams, often less than the 1m height of the roadside hedge, will not be easy to see
- the access would be safer from High Street
- the block paving will not absorb the rainwater as the garden does now
- run-off of surface water to Cherry Lane
- the surplus land doesn't have to be built on; 75 High Street could be sold as a 'project'

## **ASSESSMENT**

**The main issues that need to be addressed in this case are whether the access is safe, and whether the impact the proposed development would have on the living conditions of neighbours and the character of the village would be acceptable.**

This application is a resubmission of PA/2011/0063, which was withdrawn following concerns by Highways regarding the access onto Cherry Lane. The developer has since discussed the proposals with the Highways officer and has modified the application to ensure a safe access can be provided. This will be achieved by lowering the hedge alongside the highway to no more than 1m high thereby providing adequate sightlines in both directions. The proposals also include details of drains for taking run-off to soakaways. Highways are happy with the proposals now subject to conditions being imposed and the issues relating to highway access and safety are now resolved.

The new dwelling would be modest in size and would be well related to the surrounding built form in terms of layout and in design to the bungalows opposite. Although the garden land that forms the site is significantly higher than the dwelling it serves (75 High Street), the built form would be continued along Cherry Lane in a continuous line of development.

No demonstrable harm would be caused to neighbouring properties or to the character and appearance of the area, and highway safety has been adequately addressed. Planning permission should therefore be granted.

**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: 201014-01 Revision A, 201014-02 Revision A, 201014-03 Revision A, 201014-04 Revision A, 201014-05 Revision A, 201014-06 Revision A, 201014-07 Revision A, 201014-08 Revision A, 201014-09 Revision A and the site plan received on 9 March 2011.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development 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.

4.

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.

5.

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.

6.

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.

7.

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.



**Application site showing approximate position of proposed dwelling and garage hatched**

----- NLLP development boundary

Drawing Title: 2011/0286

OS Grid Ref: TA08501601

Drawn by: KC

Scale: 1:1250

Date: 06/04/2011



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**Regeneration and Planning**

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