

APPLICATION NO PA/2011/0396

APPLICANT Mr & Mrs G Johnson

DEVELOPMENT Planning permission to erect a replacement dwelling

LOCATION The Bungalow, Grayingham Road, Kirton in Lindsey

PARISH KIRTON-IN-LINDSEY

WARD Ridge

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Contrary to planning policy

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside) states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that:

- (i) the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation;
- (ii) the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended;
- (iii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- (iv) the appearance or use of the dwelling as replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

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: No objections subject to conditions (5 to 7).

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified by letter. No representations have been received.

ASSESSMENT

Planning permission is sought for the erection of a replacement dwelling at The Bungalow, Grayingham Road, Kirton in Lindsey. The site is currently occupied by a large bungalow which is set within quite expansive grounds. On either side of the existing property are existing two-storey properties.

The main issue in the determination of this application is whether or not the proposed replacement dwelling is too large a replacement and therefore contrary to local planning policy.

The proposed replacement dwelling would contain four bedrooms and measure some 15 metres long by 16 metres wide and 9 metres high. When taken in context, it is apparent that the dwelling would not be out of character with the street scene of Grayingham Road as the majority of the dwellings located on the street are of relatively modern design and construction.

However, the principle of the policy is to prevent excessive alterations to dwellings in the open countryside. In this case, the proposal represents a 100% increase in volume, which in most cases would be resisted. It is important, however, to appreciate the context of the site and its surroundings: although it is located outside the development limit for Kirton, it is located alongside dwellings of similar size and stature to what is proposed. The site is not on the edge of the settlement and appears to be part of the built-up area of Kirton. It is considered, therefore, that there is a case for an exception to policy RD10.

Taking all matters into consideration and the fact that no objections have been raised to the proposed scheme, it is considered that, on balance, the proposed scheme is acceptable in planning terms when looking at the size and scale of the proposal and its surroundings. Therefore, whilst contrary to policy RD10, the proposal is 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 plan: J.11/78/2.

Reason

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

3.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 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 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.

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.

7.

Prior to the occupation of the new dwelling, the existing vehicular accesses to the site shall be improved in accordance with the details submitted with the application.

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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