

APPLICATION NO	PA/2011/0437
APPLICANT	Mr T Hart
DEVELOPMENT	Planning permission to erect a single-storey detached dwelling (resubmission of PA/2010/1124 dated 19/11/2010)
LOCATION	Plot adjacent Fieldview, Gatehouse Road, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council Officer discretion

POLICIES

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

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Goxhill as a minimum growth settlement and the site is located within the development boundary (policy ST3).

Policy H5 (New Housing Development) sets out criteria to control new housing development and ensure consistency in design and layout.

Policies H3 (Previously Used Land), H8 (Housing Mix and Design) and DS1 (General Requirements) also apply.

CONSULTATIONS

Highways: No objections subject to conditions (3 to 5).

Environment Agency: No objections.

PARISH COUNCIL

Object on the following grounds:

- the planning moratorium is still in force for Goxhill and several properties on Thornton Road were flooded during 2007
- an over-development of the site which would unacceptably increase the density of dwellings in this location

PUBLICITY

Neighbouring properties have been notified and one letter of objection has been received raising the following issues, together with some non-material planning considerations:

- although the proposal is described as single-storey, it is a two-storey dwelling
- there is no existing car parking on the site
- no information has been provided on drainage or flood risk
- the design and access statement is inadequate/incomplete
- there is inadequate private garden area
- the proposal would result in loss of privacy to an adjacent dwelling's garden from a first-floor window

ASSESSMENT

Planning permission is being sought to erect a three-bedroom detached bungalow on a parcel of land adjacent to Fieldview, which has a site area of 274 square metres. Together with the land on which Fieldview has been developed, it formed the extended garden area of Providence Cottage further to the west.

It is a resubmission of PA/2010/1124 which was withdrawn because it contained inadequate details on drainage and flood risk to enable the application to be satisfactorily addressed.

The main issues which need to be addressed in determining this application are whether the development would be in keeping with surrounding properties, have an adverse impact on the living conditions of any immediate neighbours or increase the risk of flooding.

The parish council have raised the fact that the planning moratorium is still in force in Goxhill. This is correct but what needs to be added and emphasised is that every application for new housing development will be considered on its own merits, giving full consideration to the drainage and sewerage conditions for each individual site. No objections have been received from Anglian Water or the Environment Agency regarding the drainage of this site which is located outside the Environment Agency's flood zone maps and the local planning authority's strategic flood risk assessment. Furthermore, the council's drainage engineer is satisfied with the proposals to deal with surface water on the plot, including rainwater harvesting and soakaways subject to satisfactory percolation tests and resilience measures to protect from flooding, including the permeable areas as indicated in the resubmission. He also considers that the application, with these proposals, would not exacerbate flooding previously recorded on Thornton Road to the west.

The parish council also consider that the proposal is an over-development of its plot. However, this cannot be substantiated because there is adequate space provided at the front for vehicular parking and a turning facility, a reasonably-sized rear garden area for the size of dwelling proposed and it occupies a similar plot size to the dwelling at Fieldview, the adjoining property.

In addition to the issues raised by the parish council, the objector has also raised issues regarding the adequacy of the design and access statement, the dwelling being incorrectly described as single-storey and loss of privacy to the rear garden area of his property from a first-floor window. The information provided in the design and access statement was considered sufficient for the planning application to be validated. The proposed dwelling is not two-storey, it is a dormer bungalow which utilises the roof space for bedroom accommodation. With regard to overlooking of the rear garden area of Thornton House, this dwelling has a detached garage which masks the view from the first-floor north-facing bedroom window of the proposed dwelling providing a private garden area of approximately 30 square metres.

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: HART/01.A, HART/02.A ,HART/03.A, HART/04.A and HART/05.A.

Reason

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

3.
Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) 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.

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

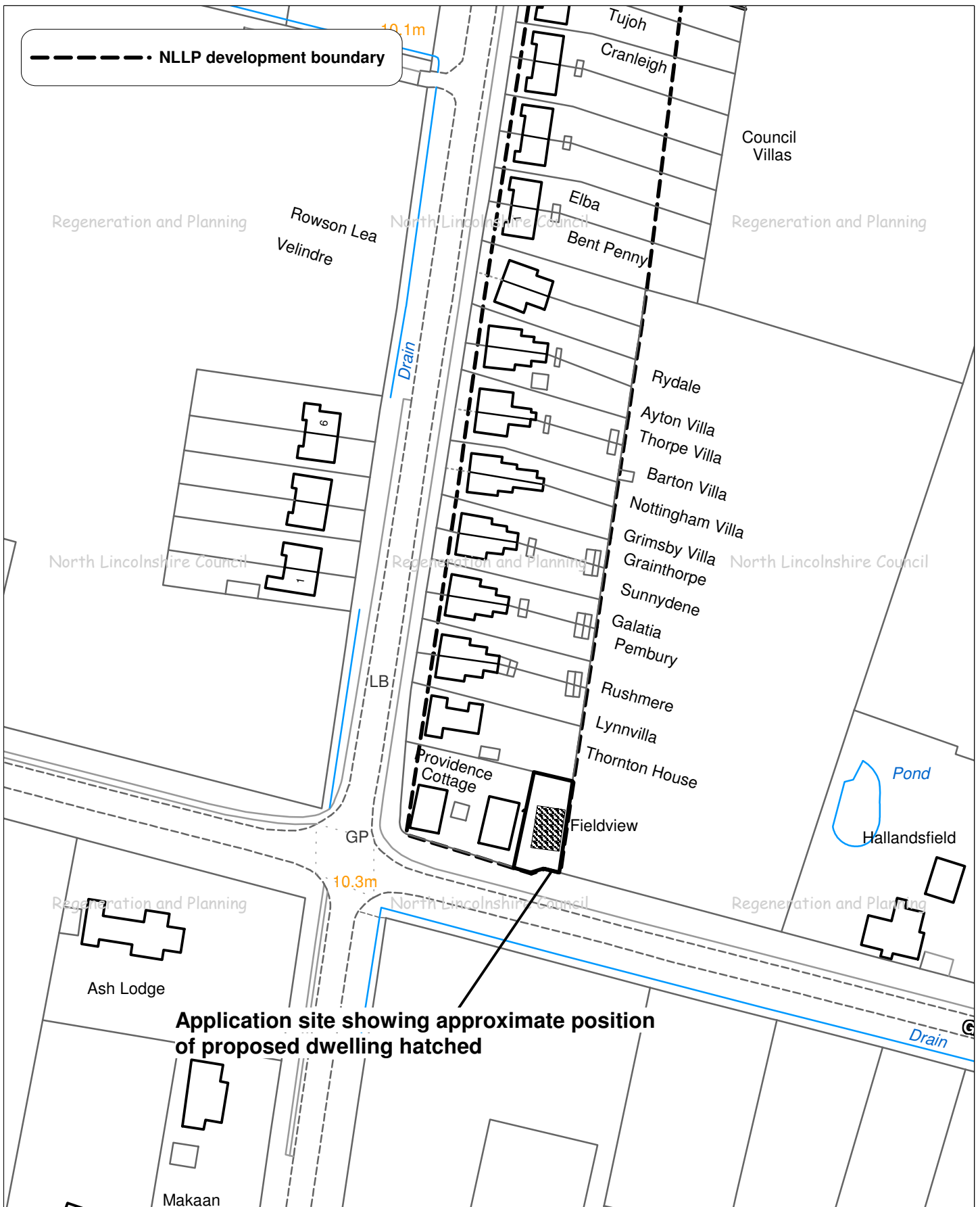
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

6.

No development shall take place until details of a soakaway system have been submitted to and agreed in writing by the local planning authority and all surface water run-off from the development shall be discharged to the agreed system.

Reason

To prevent pollution of the water environment and to comply with policy DS13 of the North Lincolnshire Local Plan.



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Regeneration and Planning

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