

APPLICATION NO	PA/2011/0449
APPLICANT	Mr A Blogg
DEVELOPMENT	Application to replace extant outline planning permission PA/2008/0624 to erect two dwellings (scale and appearance reserved for subsequent approval)
LOCATION	Land to the rear of The Laurels, Coronation Road, Ulceby
PARISH	ULCEBY
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Ulceby Parish Council Good Practice Guide (application by the spouse/partner of a senior officer of the council – Mrs A Gorrell)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: Policy P1 (Strategic Patterns of Development) states that development should be located in sustainable locations within urban areas close to public transport.

Policy H1 (Sequential Approach to the Allocation of Land for 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) identifies Ulceby as a minimum growth settlement within North Lincolnshire and the application site is located within the development boundary of Ulceby as defined in policy ST3 (Development Limits).

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: No objections subject to conditions 5 and 6.

PARISH COUNCIL

Object to the application on the grounds that the existing infrastructure cannot support any additional development until such time as the drainage system is improved.

PUBLICITY

Neighbouring properties have been notified and one letter of objection has been received, but it raises no material planning concerns.

ASSESSMENT

The application site is the rear garden area of The Laurels, which is situated on the west side of Coronation Road. The site has an existing outline planning permission for the erection of two detached dwellings (PA/2008/0624). Access to the site will be gained via a new vehicular access onto Coronation Road, adjacent to the boundary of Fair View to the north. This application seeks to replace the extant outline permission on the site, to allow more time before the reserved matters application has to be submitted and to prevent the loss of planning permission on the site. The original planning permission was granted in 2008 and there has been no change in local or regional planning policy since that time and the situation on site has not changed.

The main issue that needs to be considered in the determination of this application is whether the existing drainage system in the area is adequate to support the proposed development.

There has been no change in circumstances since the original application was approved in 2008. Drainage was considered as part of this approval and Anglian Water confirmed that they do not consider that two additional dwellings would be of any significance to the

drainage system in the area. They established that the existing foul and surface water sewers are capable of accommodating the proposed two dwellings. As such it is considered that the proposed development will not lead to drainage problems or flooding in the area.

The council's Environmental Protection team have identified the site as being liable to possible land contamination and an appropriate condition has been recommended to address this matter.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the scale and appearance of the buildings (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

2.
Plans and particulars of the reserved matters referred to in condition 1 above, relating to the scale and appearance of any buildings to be erected, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

3.
Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.
The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.
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.

6.

No dwelling on the site shall be occupied until the private driveway has been completed, to a standard to be agreed beforehand in writing with the local planning authority, up to its junction with the vehicular access to that dwelling.

Reason

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

7.

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.



Drawing Title: 2011/0449

OS Grid Ref: TA10951473

Drawn by: KC

Scale: 1:2500

Date: 13/06/2011



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



Regeneration and Planning
Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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 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.