

APPLICATION NO	PA/2011/0554
APPLICANT	Mr J & Mrs K Hastings
DEVELOPMENT	Planning permission to erect a replacement dwelling
LOCATION	Nicol Lodge, 3 Nicolgate Lane, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor R Waltham – significant public interest, out of character design, scale and mass)

POLICIES

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

North Lincolnshire Local Plan: 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

Severn Trent Water Ltd: No objections.

TOWN COUNCIL

No objections, but do express concerns that the proposal has involved the loss of the existing hedgerow separating the site from the graveyard adjacent to it.

PUBLICITY

Neighbouring properties have been notified. One letter has been received objecting on the grounds that the proposed property is out of scale and character with the area and would have a detrimental impact on the outlook from their property.

ASSESSMENT

Since the previous submission to the committee the applicants have provided updated supporting information in the form of photomontages and comparison studies to the previously approved application – this is summarised below.

Planning permission is sought for a replacement dwelling located at Nicol Lodge, Nicolgate Lane, Brigg. Nicolgate Lane is an unadopted lane which connects to Wrawby Road and serves a number of dwellings. The properties lining Nicolgate Lane are of a variety of styles, some being two-storey in nature, others being dormer bungalows in style, making for a varied street scene.

It should be noted that planning permission already exists on the site for a replacement dwelling which was granted in 2010 (PA/2010/1153), which was a substantially larger proposal in both bulk and massing than this current proposal.

The proposed replacement dwelling is a bungalow with rooms in the roof which is approximately 50% bigger than the one it replaces. Although it could be described as a dormer bungalow, there are no actual dormer windows in the new dwelling – windows are provided by high level rooflights, although the design of the dwelling allows for a four-bedroom layout. Planning permission was approved back in 2010 for a replacement dwelling of similar proportions, however this is a re-design.

The main issues in relation to the determination of this application are whether or not the proposed replacement dwelling is considered to be out of character with the area in terms of design, scale and massing.

The proposed dwelling is located at the end of Nicolgate Lane. It is therefore relatively well screened from the surrounding area and is only viewable from the adjacent cemetery. Furthermore, when taken in the context of its surrounding neighbours it is apparent that the dwelling is no more significant in terms of size and massing than the existing properties.

The adjacent property is considered to be larger in bulk and massing due to the dormer window additions – which incidentally have a significant impact on the proposed dwelling's rear garden. Therefore it is considered that the argument that the dwelling is too large for the area is one that cannot be sustained.

In terms of the dwelling's impact, it is designed in such a way that overlooking will not be an issue as there are no windows overlooking any neighbouring property's private amenity space. Contrary to the approved application, the new proposal does not involve any balconies at the front, rear or side and is therefore considered an improvement on the previous scheme. The previous scheme was significantly larger in terms of its bulk and massing and did have a balcony to the front. The main difference between the approved scheme and this current proposal is that the bulk of the building has been significantly reduced, and the design itself flows much more easily than the approved scheme, which in turn helps the current proposal in relation to the character and setting of the street scene.

Additionally, when considering whether the proposal is out of character with the area, it should be noted that, as mentioned previously in this report, the dwelling is no more significant than what is already in place on Nicolgate Lane. The only difference with this proposal is the use of the materials involved, the dwelling being rendered and these areas being broken up by timber cladding; the use of aluminium windows further accentuates the contemporary feel to the dwelling, but not to the detriment of the street scene.

Finally with regard to drainage, the proposed property and its footprint is not significantly larger than the existing bungalow. It is therefore considered that there will be no significant impact upon the drainage situation in the area, however, if needed; this could be controlled by condition requiring the submission of a drainage scheme.

As mentioned previously, the applicants have provided further information in relation to the proposed development and the differences to that which was previously approved. As the comparison shows, the new proposal is significantly reduced in terms of its scale and massing. This, in turn, allows the dwelling to sit much better in the street scene than that which was approved. Furthermore, the new proposal is some 800mm to 1m lower than that which was approved and has no impact in terms of overlooking of existing properties.

As the photographs show, the use of render itself will not be out of character with the area, with many properties located on Wrawby Road making use of it and its prevalence in the town centre.

In conclusion, it is considered that the proposed replacement dwelling would not be out of character with the area in terms of its scale, massing or design. The contemporary approach may be different to the established style in Nicolgate Lane, but the area is not in or near a conservation area and it is considered that the proposal actively improves the setting of the area. Therefore, in accordance with policies H5, H8 and DS1 of the North Lincolnshire Local Plan 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 plans: 11309/01, 11309/12, 11309/13 and 11309/14.

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

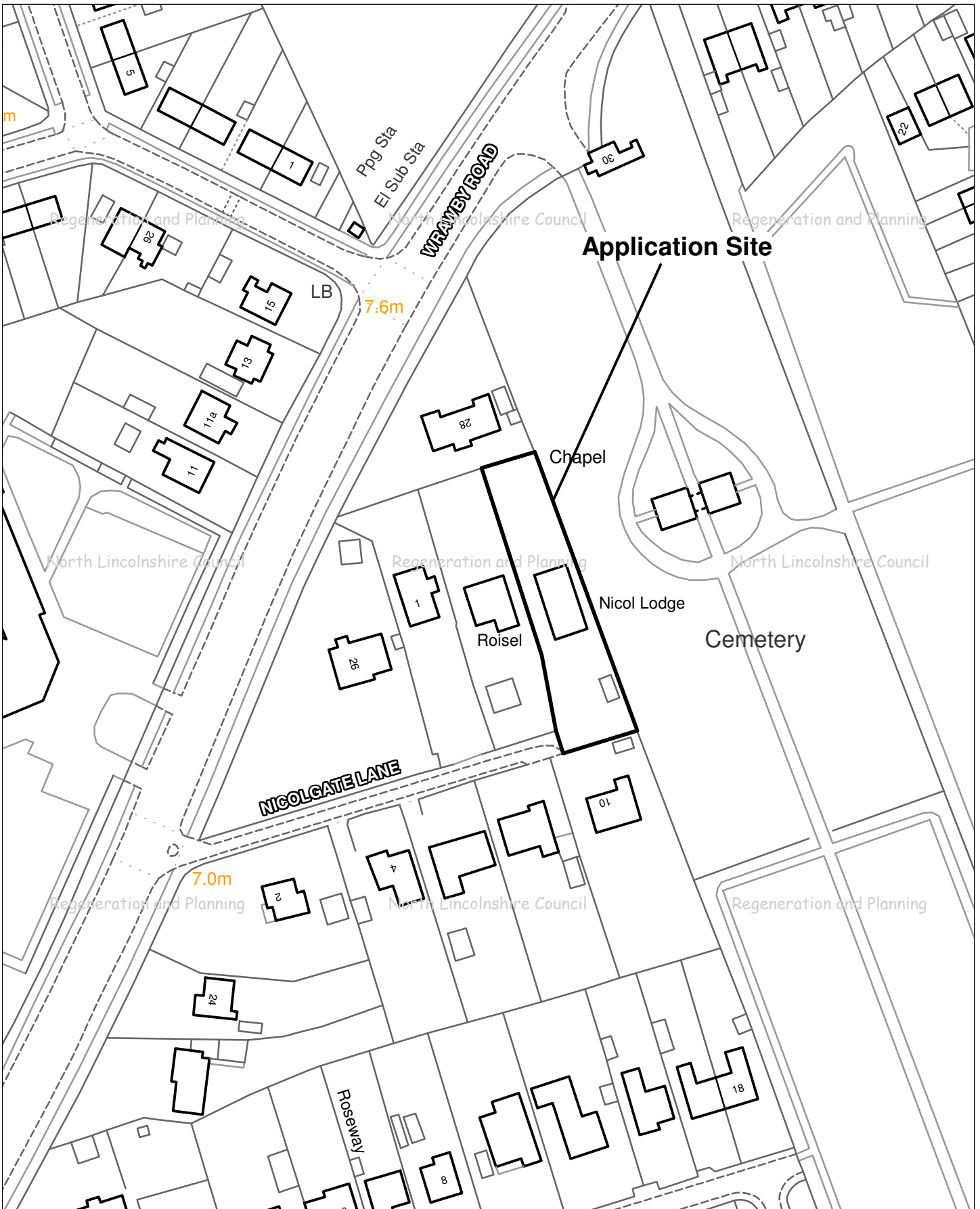
To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No development shall take place until a scheme for the disposal of foul and surface water has been submitted to and approved in writing by the local planning authority.

Reason

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



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Regeneration and Planning

Head,

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