

APPLICATION NO	PA/2011/0737
APPLICANT	Mr & Mrs G Orrell
DEVELOPMENT	Planning permission to erect a two-storey building for holiday accommodation and a replacement domestic garage
LOCATION	82 Mill Road, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Briggs – significant public interest)

POLICIES

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

North Lincolnshire Local Plan: Policy R14 (Hotel and Guest House Accommodation) states that within defined settlement boundaries new hotels, guest houses and bed and breakfast accommodation will be permitted provided that the development proposed is compatible with its surroundings in terms of siting, scale, design, materials and landscaping, and neighbouring residential amenity will not be detrimentally affected.

North Lincolnshire Core Strategy: Policy CS15 (Culture & Tourism) states that a balanced and socially inclusive cultural and evening economy will be promoted within North Lincolnshire by supporting uses such as museums, theatres, restaurants, café bars and leisure uses within Scunthorpe town centre and market towns provided that the proposals:

- are managed to minimise crime, disorder and public concern;
- are of a high quality design;
- do not have an unacceptable adverse impact on neighbouring uses in terms of noise, traffic and disturbance.

Elsewhere, schemes that extend the range of cultural and evening economy uses will be supported where they are consistent with the size and function of the centre. The loss of leisure, arts or cultural facilities will be permitted only where there is overriding regeneration or community benefits from such a development, in which case consideration must be given to the replacement of the facilities elsewhere. Existing tourist facilities and infrastructure will be protected and enhanced and the development and promotion of sustainable tourism focusing on the area's natural and built assets will be supported, particularly the Humber Estuary, Thorne and Crowle Moors and Market Towns.

CONSULTATIONS

Highways: Advise conditions (no. 5).

TOWN COUNCIL

Object to the proposal on the grounds that the proposal encroaches on surrounding properties and is not in keeping with the surrounding area.

PUBLICITY

Neighbouring properties have been notified and three letters have been received, objecting on the following grounds:

- the proposal will overlook surrounding properties by virtue of the balcony on the replacement garage
- the introduction of a business in a residential area.

ASSESSMENT

Planning permission is sought for the erection of a two-storey building for holiday accommodation and a replacement two-storey domestic garage at 82 Mill Road, Crowle. The site is currently the rear garden of no. 82 which has an existing garage and outbuildings located on it. 82 Mill Road is considered to be a dwelling of some stature, being of some age, although it isn't listed.

The main issues to consider in the determination of this application are whether or not the proposed development complies with policy and whether or not the proposed buildings would detrimentally affect the amenity of the surrounding properties by virtue of their siting and design.

Mill Road has no set character, with dwellings ranging from single-storey and dormer bungalows to two storey dwellings. This, in turn, allows significant scope for new buildings to be introduced that vary in size and scale, providing that they have no significant detrimental impact on neighbouring properties. With regard to the buildings proposed on this site, the building with the most impact is undoubtedly the two-storey garage.

The garage provides a room in the roof space, but also has a balcony to the rear. Normally, balconies are only allowed provided that there is no undue overlooking and loss of privacy. In this case, the property most affected would be no. 78, however when looking at the location of the balcony and no. 78 it is apparent that, whilst there would be some element of overlooking of the rear garden, it would not allow for overlooking of what would be classed as the private amenity space adjacent to the property. The same applies to 39 Highfields, where it is considered that, due to the existence of high leylandii trees and the distances involved being more than 20 metres, any potential impact would be minimal.

The holiday accommodation is a one-and-a-half-storey type construction, with a large glazed atrium separating two accommodation wings: one providing one double bedroom, the other providing one double and one single bedroom. In terms of the overall design, there would be no detrimental impact upon the character and setting of the area as it is to the rear of no. 82, which means that it would be well hidden from view and would enjoy views over the Crowle Moors.

Policy R14 specifically allows for the provision of new tourist accommodation in places such as Crowle which are within the development boundary. In this instance it is noted that the proposed accommodation unit is located just outside the development boundary, but to all intents and purposes the building is still related to the existing holding, by sharing the same access and amenity space, therefore it is felt that policy R14 can still be applied. Furthermore policy CS15 of the core strategy supports the growth of tourism in the Crowle Moors area. Therefore, from a policy perspective, there is no scope for a refusal on this basis.

In conclusion, on balance, there is no policy basis for a refusal of the proposal in its current form. The design and siting of the proposal is acceptable and, subject to conditions, there are no highways concerns with the proposal. Therefore, in accordance with policy R14 of the North Lincolnshire Local Plan and policy CS15 of the North Lincolnshire Core Strategy, 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: [insert plan numbers]

Reason

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

3.
None of the buildings shall be occupied/used until the sewage disposal/drainage works to serve them have been completed in accordance with the submitted plans.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 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.
Adequate vehicle parking and turning facilities serving the proposed use and existing dwelling shall be provided in accordance with drawing number 661.04. Once provided, these facilities 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 accommodation and garage hatched

----- NLLP development boundary

Drawing Title: 2011/0737

OS Grid Ref: SE77951317	Drawn by: KC	Scale: 1:1250	Date: 08/08/2011
-------------------------	--------------	---------------	------------------


 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.