

APPLICATION NO	PA/2011/0884
APPLICANT	Mr & Mrs L Gunn
DEVELOPMENT	Outline planning permission for residential development (layout and access not reserved) (resubmission of PA/2011/0199)
LOCATION	Land to the rear of 37 Church Street, Haxey
PARISH	HAXEY
WARD	Axholme South
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest

POLICIES

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) provides general design guidance for all new development.

Policy T2 (Access to Development) – all new development must provide a satisfactory access.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire) – Haxey is identified as a rural settlement. Rural settlements will be supported as thriving sustainable communities with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS2 (Delivering More Sustainable Development) – in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted. Development should focus on previously used land and buildings within the Scunthorpe urban area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions, previously developed land and buildings within the defined development limits of North Lincolnshire's market towns, followed by other suitable infill opportunities then appropriate small-scale greenfield extensions to meet identified local needs, and small-scale developments within the defined development limits of rural settlements to meet identified local needs. All future development in North Lincolnshire will be required to contribute towards achieving sustainable development. Proposals will need to comply with sustainable development principles which are listed within this policy.

Policy CS3 (Development Limits) – development limits will be applied to the Scunthorpe urban area, the market towns and rural settlements. Development outside these defined boundaries will be restricted to that which is essential to the functioning of the countryside.

Policy CS5 (Delivering Quality Design in North Lincolnshire) – all new development in North Lincolnshire should be well designed and appropriate for its context. This policy lists the design criteria which all new development should comply with.

Policy CS7 (Overall Housing Provision) – within rural settlements and the countryside a net density of 30 to 35 dwellings per hectare should be achieved within a residential development site, or the residential element of a mixed use site.

CONSULTATIONS

Environment Agency: No comments.

PARISH COUNCIL

Support the application.

PUBLICITY

Advertised by site notice and adjoining properties notified. Fourteen letters of objection have been received raising the following issues:

- lack of parking for residents on Holme Dene
- parked vehicles on access road
- pedestrian safety compromised
- increased congestion
- location unsuitable for development
- access unsuitable
- loss of light and privacy
- overlooking
- larger development could be planned on adjacent land
- lack of access for refuse and emergency vehicles
- impact on wildlife
- increased demand on the drainage system
- road cannot accommodate construction vehicles

ASSESSMENT

This is an outline application for three dwellings (a pair of semi-detached dwellings and one detached dwelling), with layout and access not reserved. The site is a paddock/garden area with vehicular access from Holme Dene. The area is essentially residential in character.

The main issues associated with this case are whether, in planning policy terms, the proposal is acceptable, and if so, whether its impact on the amenity of neighbours, the amenity of the locality and on the highway network is also acceptable.

In terms of planning policy, the scheme does accord with policies CS1, CS2, CS3, and CS7 of the council's adopted core strategy. The majority of the site is located within the development boundary of Haxey which is identified as a rural settlement in policy CS1 of the adopted core strategy. Only a small part of the garden area to plot 3 lies outside the development boundary. The site is located close to the central area of the settlement and it is therefore considered that the development is within a sustainable location and accords with policies CS2 and CS3 of the adopted core strategy. In terms of policy CS7 of the adopted core strategy, the density of the development is acceptable. As a result, the proposal accords with policy CS7 of the adopted core strategy.

In design terms, subject to conditions, it is not considered that the layout is out of character with the area. The development will be viewed in context with (and repeats the residential layout of) Holme Dene, an adjacent modern housing estate. The dwellings will not adversely affect the amenity of adjoining dwellings and privacy issues can be dealt with by planning conditions. The proposal therefore accords with policies CS5 of the adopted core strategy and DS1 of the North Lincolnshire Local Plan.

Highways have raised no objections to the scheme. The level of on-street parking within Holme Dene is noted, but the scheme will provide an adequate level of off-street parking for the three dwellings. It is for residents of Holme Dene to ensure that they park considerately to others in order to ensure that residents can access their own parking spaces and allow emergency and refuse vehicles to access Holme Dene. The proposal therefore accords with policy T2 of the North Lincolnshire Local Plan.

The issue of additional development being planned on the site is not relevant to this application. The issue of drainage will be dealt with under the Building Regulations procedure and by the imposition of planning conditions. In terms of wildlife, no evidence has been submitted to demonstrate that protected species are located on the site.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the scale and appearance of the building(s), and the landscaping of the site (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, and the landscaping of the site, 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.

The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2011/0884/01 and G/01/01/003/11B.

Reason

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

6.

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.

7.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

8.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

9.

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.

10.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

11.

No development shall begin until details of the private driveway, including drainage and lighting arrangements, have been submitted to and approved in writing by the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

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

12.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

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

13.

Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, or any order revoking and re-enacting that order with or without modification, no buildings shall be erected on the site other than those expressly authorised by this permission.

Reason

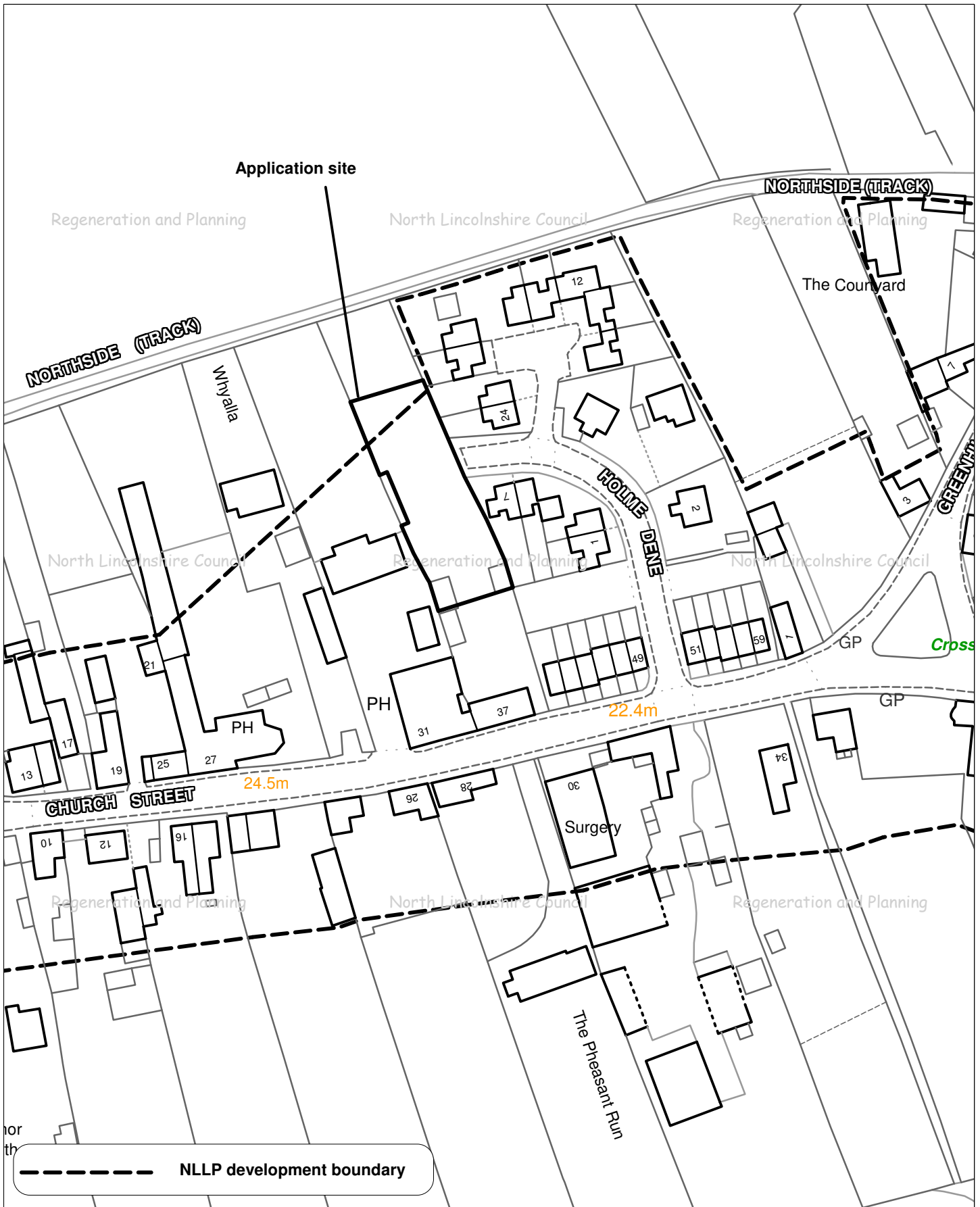
In order to regulate and control development on the site and to protect the amenity of the locality and the amenity of neighbours in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order re-enacting that order with or without modification), no new window openings shall be created in the eastern wall/roof plane of Plots 2 and 3 other than those shown on the submitted plan.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.



Drawing Title: 2011/0884

OS Grid Ref: SK76699990

Drawn by: KC

Scale: 1:1250

Date: 03/10/2011



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



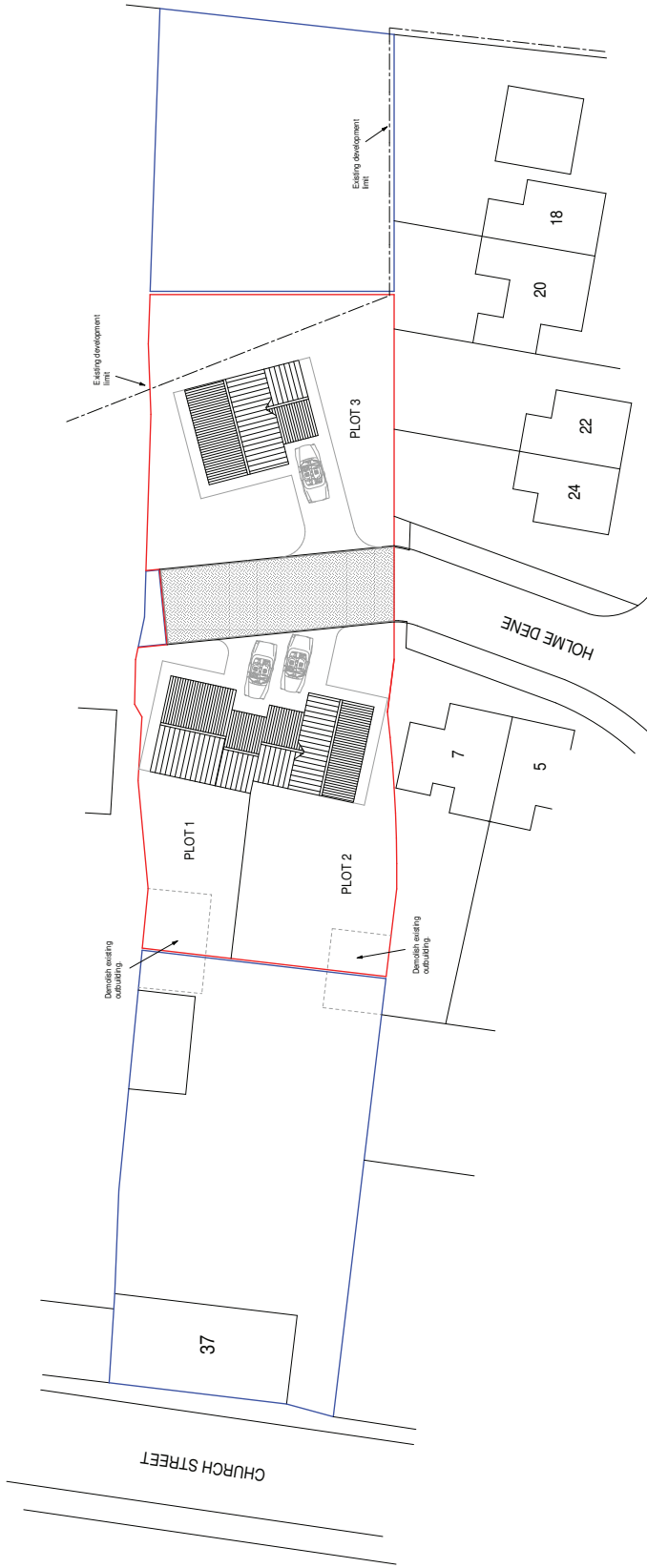
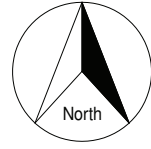
Regeneration and Planning

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.

PA/2011/0884 - NOT TO SCALE



NOTE:
 THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS
 SUBJECT TO CHANGE. ADDITIONAL INFORMATION OR AMENDMENTS MAY BE
 REQUIRED. DO NOT START WORK UNTIL YOU ARE IN POSSESSION OF ALL
 NECESSARY APPROVALS, APPROVED SUPPORTING DOCUMENTS AND
 APPROVED DRAWINGS.
 All dimensions are approximate & to be checked on site.

Drawing title:
 SITE LAYOUT (OUTLINE - SOME
 MATTERS RESERVED).

Revisions

Client:
 MR & MRS L. GUNN

Drawing No.
 G01/01/003/11/B

Scale:
 1/200

Date:
 JULY 2011

Architectural Services
 R M Potterton Ltd.
 131 Windsor Road,
 Northampton
 NN17 4EF.
 Telephone: 01604 211451
 Mobile: 07264 22278
 www.pottertonarchitectural.co.uk

Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 TO REAR OF 37 CHURCH STREET, HAXEY.