

APPLICATION NO	PA/2011/1058
APPLICANT	Mrs K Smith
DEVELOPMENT	Planning permission to erect a pair of semi-detached dormer bungalows and garages
LOCATION	Wayside, Sluice Road, South Ferriby
PARISH	SOUTH FERRIBY
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee

POLICIES

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

North Lincolnshire Local Plan: Policy T2 (Access to Development) – all new development must have a satisfactory access.

Policy DS1 (General Requirements) provides general design guidance for all new development.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy For North Lincolnshire) – the spatial strategy will support thriving rural communities. 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) – development should be focused on...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 a number of defined sustainable development principles.

Policy CS3 (Development Limits) – development limits will be applied to rural settlements. The site lies within the development limit of South Ferriby.

Policy CS5 (Delivering Quality Design in North Lincolnshire) provides general design guidance for all new development.

Policy CS7 (Overall Housing Provision) provides general guidance in relation to new housing development.

CONSULTATIONS

Highways: No objections subject to conditions (4 and 5).

PARISH COUNCIL

Support the proposal.

PUBLICITY

Neighbouring properties have been notified. A neighbour has written two letters raising the following objections:

- the sewage from their property runs across the land and they have right of drainage – do not want drainage moved
- object to dormer windows, would overlook and block light
- a single-storey dwelling would be more in keeping
- do not want any additional planting near drainage
- the gate access – it is not clear how gates are fastened or supported – would object to any partition/gates fastened to their fence

ASSESSMENT

This application seeks permission to erect a pair of semi-detached dormer bungalows and garages at Sluice Road, South Ferriby.

The main issues associated with this case are whether the proposal is acceptable in terms of its impact on the amenity of the locality and neighbours.

In planning policy terms, the site lies within the development limit of South Ferriby which has been identified within the core strategy as a rural settlement. In terms of policy CS1 of the core strategy small-scale development is permitted in rural settlements. The scale of the new development should be limited to reflect local needs as well as the availability of facilities, services and infrastructure. Accessibility by public transport, walking and cycling will also be a vital consideration. Any development must be in keeping with the character and nature of the settlement.

In this particular case, two dwellings are proposed on the site of a bungalow and large outbuilding at Wayside, Sluice Road. The proposed layout of the dwellings does respect the character of the surrounding area in terms of size, scale and layout. There are a mixture of semi-detached and detached dwellings in the vicinity. The site is accessible by a bus service and there is a shop opposite. The proposal is therefore considered to be sustainable development in terms of policies CS1 and CS2 of the core strategy.

Policies CS5 of the core strategy and DS1 of the North Lincolnshire Local Plan relate to design. The design and layout of the site are considered to be in character with the surrounding area, and the position of the dwellings on the site, subject to conditions, will not result in demonstrable loss of amenity to adjoining neighbours by virtue of overlooking or

loss of outlook. The proposal therefore accords with policies CS5 of the core strategy and DS1 of the North Lincolnshire Local Plan.

The neighbouring property has objected due to the fact that their drainage runs across the site. However, there is no evidence that the development cannot take place without causing harm. Building regulations would control works in the vicinity of drains and in any event this would be regulated either by Building Control and/or Anglian Water and would have to be satisfactorily addressed before work went ahead.

The neighbouring property also objects on the issue of alleged overlooking. The dormer windows facing Linden Lea would only look onto a blank wall and the front garden at a distance of 12 metres; there would therefore be no material loss of amenity by way of overlooking/loss of privacy.

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: 01, 03B, 04B, 05, 06 and 07.

Reason

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

3.

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.

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.

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.

6.

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.

7.

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.

8.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted (before the change of use takes place/the building/dwelling(s) is/are occupied/in accordance with a programme to be submitted to and agreed in writing by the local planning authority before development is commenced), and once built/planted it shall be retained.

Reason

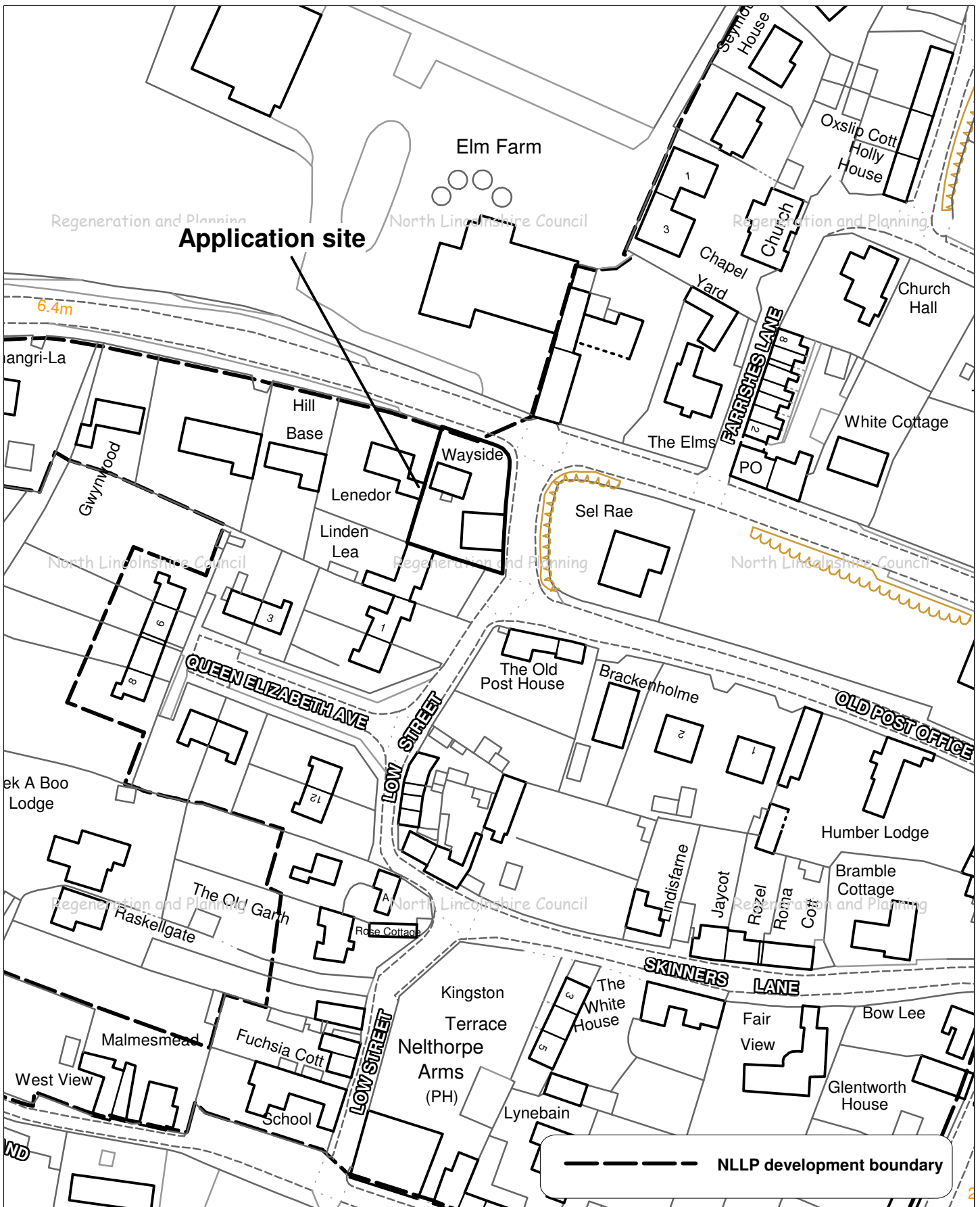
To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

9.

Before either of the dwellings is first occupied, the bathroom windows in the first-floor north elevation and the first-floor bedroom window in the west elevation shall be obscure glazed, in accordance with details to be submitted to and approved in writing by the local planning authority, and shall be retained in that condition thereafter.

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.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

Head,

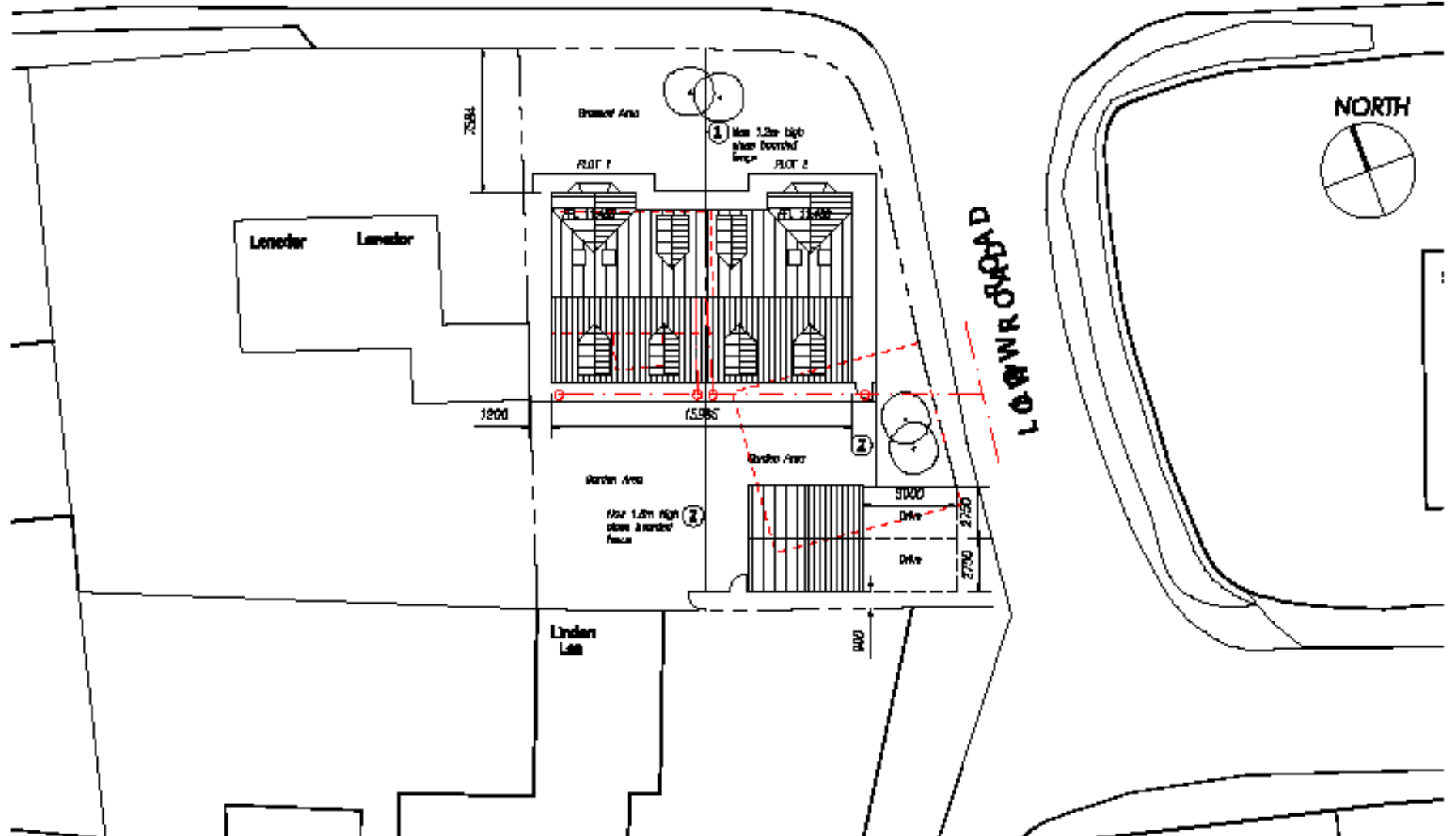
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PA/2011/1058

NOT TO SCALE

S L U I C E R O A D



PROPOSED RE-PLACEMENT DWELLING AT WAYSIDE SLUICE ROAD SOUTH FERRIBY	OWNER: TFL PROPOSED SITE PLAN	SCALE 1:200	DATE MAY 11
		PROJECT NO. 006	