

APPLICATION NO	PA/2011/1178
APPLICANT	Ms K Scott
DEVELOPMENT	Outline planning permission to erect a detached dwelling (access not reserved for subsequent approval)
LOCATION	Drumcondra, Elm Lane, Goxhill
PARISH	GOXHILL
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council

POLICIES

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

North Lincolnshire Local Plan: Policy DS1 (General Requirements) sets out the standards of design for all new developments.

Policy T2 (Access to Development) also applies.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS5 (Delivering Quality Design in North Lincolnshire) and CS7 (Overall Housing Provision) apply.

CONSULTATIONS

Highways: No objection subject to conditions (6 to 14).

Environment Agency: No response.

Anglian Water Developer Services: No response.

PARISH COUNCIL

Object on the following grounds:

- The planning moratorium is still in force for Goxhill. Request that North Lincolnshire Council and the water authority ensure that any scheme for foul and surface water drainage to this site will not adversely affect drainage to existing properties. The proposed septic tank would be very close to the dwelling.
- The site map shows existing entranceways which have been created for the purpose of this application.

- Over-development of the site which will create a cramped street scene.

PUBLICITY

Neighbouring properties have been notified and two letters have been received raising the following issues:

- The dwelling should be a bungalow, as stated in the previous application.
- Vehicular access should be gained from Ferry Road, not Elm Lane.

ASSESSMENT

Outline planning permission is sought to erect a detached dwelling on 495m² of land which forms part of the garden area to 'Drumcondra' on the north side of Elm Lane at its junction with Ferry Road. Vehicular access would be gained from Elm Lane.

The application is a resubmission of PA/2010/0664 which was refused permission under delegated powers in October 2010 because it was considered, in terms of the foul sewage network, that the development would lead to an unacceptable risk of flooding downstream and the surface water strategy/flood risk assessment was unacceptable to Anglian Water. An identical proposal (PA/2007/0133) was granted outline planning permission in February 2007.

The main issue in determining this application is whether the drainage and flood risk problems associated with the previous refusal have now been adequately addressed.

The parish council have raised the fact that the planning moratorium is still in force in Goxhill. This is correct but what needs to be added and emphasised is that every application for new housing development in the village will be considered on its own merits, giving full consideration to the drainage and sewerage conditions for each individual site. No objections have been received from Anglian Water or the Environment Agency regarding the drainage of this site which lies outside the Environment Agency's flood zone maps. The council's drainage engineer has no reports of flooding in the immediate vicinity of this site from 2007 or later flood events. He points out that the previous application indicated that both foul and surface water would be disposed of to the public sewer and because of this Anglian Water raised objection to the proposal as the public sewer is currently overloaded at this location. The current application proposes no connection to the public sewer with the installation of a septic tank and soakaway for surface water disposal. Building control have been consulted on both the soakaway and septic tank proposals and have confirmed that they meet their requirements.

The parish council also consider that the proposal is an over-development of the land. However, this cannot be substantiated because there is adequate space provided for a vehicular parking and turning area and a reasonably sized open area around the proposed dwelling. Highways consider that vehicular access from Elm Lane is acceptable.

It has been suggested that the proposed dwelling should be limited to a bungalow. However, existing residential development close to this site comprises a mixture of single- and two-storey development. It is considered that any possible overlooking/loss of privacy to adjacent properties can be adequately dealt with at the detailed planning stage.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the layout, 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 layout, 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: KS 2011/1, KS 2011/2 and KS 2011/3.

Reason

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

6.
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.

7.

Adequate vehicle access, parking and turning facilities serving the existing dwelling shall be retained in accordance with details to be 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.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

9.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

10.

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.

11.

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.

12.

Nothing shall at any time, whether permitted by the Town and Country Planning (Development Management Procedure) (England) Order 2010 or not, be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

13.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

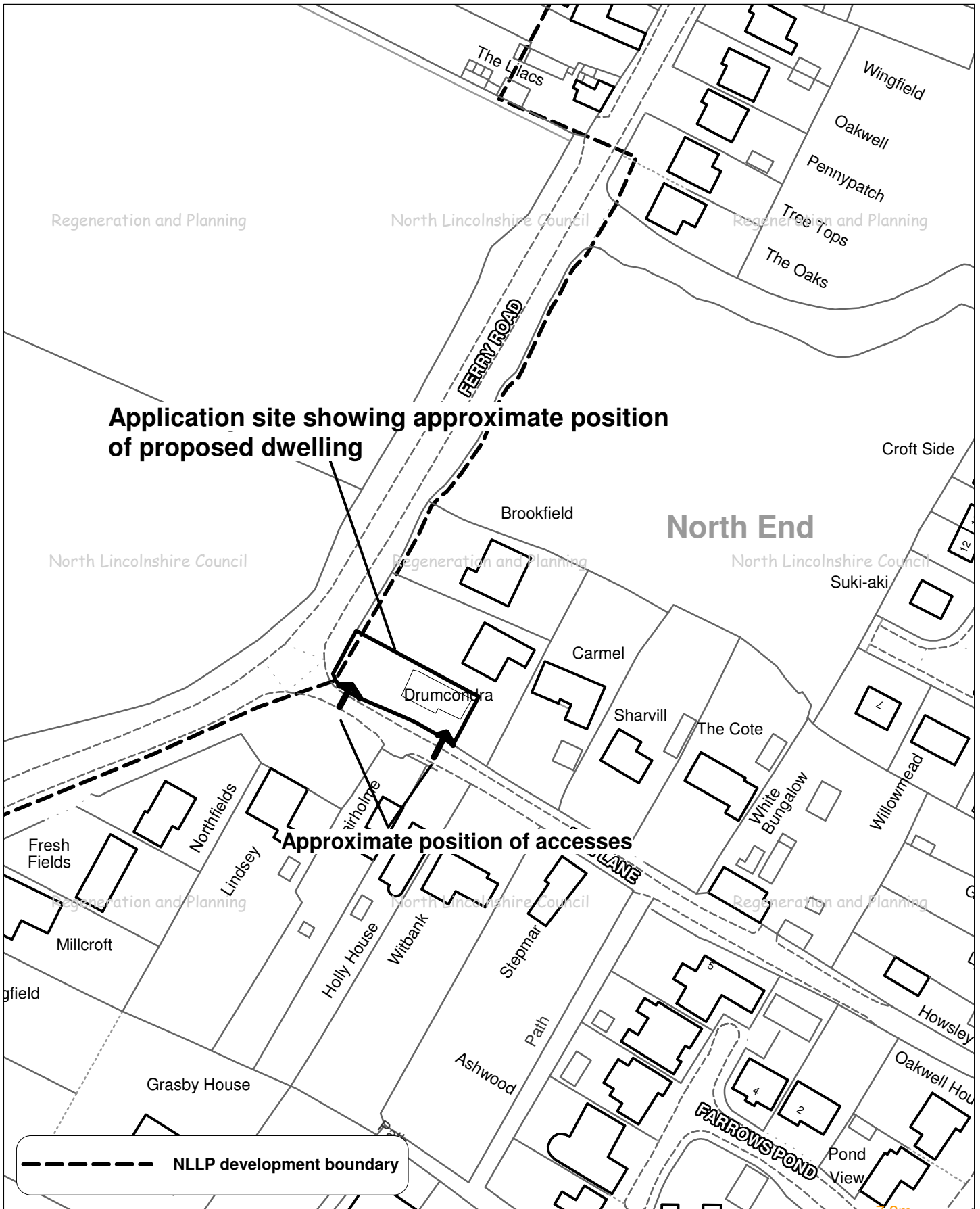
In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

14.

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 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.



Application site showing approximate position of proposed dwelling

Approximate position of accesses

----- NLLP development boundary

Drawing Title: 2011/1178

OS Grid Ref: TA10382239

Drawn by: KC

Scale: 1:1250

Date: 31/10/2011



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



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