

APPLICATION NO	PA/2012/0251
APPLICANT	Mr & Mrs R Burton
DEVELOPMENT	Planning permission to erect one pair of semi-detached houses
LOCATION	Plots 1 & 2, adjacent Willscroft, 3 The Square, Goxhill
PARISH	GOXHILL
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Goxhill Parish Council Moratorium on new dwellings in Goxhill

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development, and paragraph 56 asserts that good design is a key aspect of sustainable development, and should contribute positively to making places better for people.

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

North Lincolnshire Local Plan: Policy H8 (Housing Design and Housing Mix)

Policy DS1 (General Requirements)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CONSULTATIONS

Council's Drainage Engineer: No objections subject to conditions.

Environmental Protection: No objections subject to conditions.

Historic Environment Record: No comments or objections.

Highways: No response received.

Environment Agency: No response received.

Anglian Water: No response received.

PARISH COUNCIL

Object on the grounds that there is a planning moratorium within Goxhill and that this should be adhered to as any new foul or surface water discharge will adversely affect neighbouring properties and exacerbate the risk of flooding in the area.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

The application site is currently used as an area of private garden space by Ye Olde Blacksmiths to the south-west. The site is located in a relatively central position within Goxhill and is within the development limit for this settlement. Residential properties surround the site on all sides. The majority of these properties are two-storey, however there is also a small single-storey residential unit to the south of the site, across The Square. The property to the rear of the site is set within a very large spacious plot and the area directly behind the site is occupied by open garden land.

This site has previously had the benefit of planning permission (PA/1997/1434) for the erection of a pair of semi-detached dwellings as part of a larger scheme for two pairs of semi-detached dwellings. One pair of the approved dwellings were constructed immediately to the north-east, but the pair of dwellings approved on the current application site were never built.

This application seeks planning permission for a pair of semi-detached dwellings similar to the dwellings previously approved on the site and the pair of dwellings to the north-east. Access to the dwellings will be from The Square to the front and the properties will each have an area of private garden space to the rear.

The main issues in the determination of this application are whether the proposed development would be harmful to the amenities of neighbouring properties and whether it would lead to drainage problems and increased flooding in the immediate area.

The parish council has raised the concern that a planning moratorium is still in force in Goxhill and that it should be adhered to. There is a moratorium on new residential development currently in place in Goxhill and this is because of ongoing drainage issues in certain areas. However it should be emphasised that every application for new housing development in the village must 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 the application site and the site lies in an area of low flood risk (Flood Zone 1). The council's drainage engineer has no reports of flooding in the immediate vicinity of the site and he confirms that Environment Agency plans showing areas at risk of pluvial (surface water) flooding do not identify any significant risk of flooding within the development site. Foul sewerage is to be connected to the mains system and surface water is to be dealt with via water harvesting tanks under the rear gardens; any excess surface water will run to

soakaways in the rear garden spaces. A condition has been imposed requiring details of soakaways to be agreed before development commences to ensure that they will be effective in this location. Subject to this condition, and for the reasons outlined above, it is considered that the proposed dwellings will not put an unacceptable burden on the drainage system in the area and will not lead to an increased risk of flooding.

The proposed dwellings sit well within the site and there is adequate space to provide a pair of semi-detached houses along with an adequate area of garden space for each dwelling; the proposal would therefore not constitute over-development of the site. The windows at first-floor level in the side elevations of the dwellings serve a bathroom and landing and a condition has been imposed requiring these windows to be obscure glazed, thereby preventing any overlooking of neighbours. The roofs of the dwellings have been amended during the application process from gables to hipped roofs and this reduces any potential for loss of light to the neighbouring property to the south-west, which has windows in its eastern elevation. As a result of this, and because the dwellings sit centrally within the plot, with a separation of approximately 5 metres between them and Ye Old Blacksmiths, it is considered that there would be no unacceptable loss of light to this property as a result of the proposed development. The neighbouring property to the north-east has no windows in its side elevation facing the site and will be unaffected by the proposal. The dwellings have been designed to be similar in appearance to the pair of semi-detached dwellings to the north-east and will sit well within the street scene, filling a previously empty plot of land within an otherwise fully occupied street frontage. Therefore the proposed dwellings will not be harmful to the amenities of neighbouring properties and will have no adverse impact on the character and appearance of the area.

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: RSB/06/2012.

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.

Before the dwellings are first occupied the bathroom window in the western wall and the landing window in the eastern wall shall be obscure glazed 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.

5.

No development shall take place until details of a soakaway system have been submitted to and approved in writing by the local planning authority. Once agreed the soakaway system shall be installed and excess surface water from the proposed development shall be discharged to it.

Reason

To prevent pollution of the water environment and to comply with policy DS13 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.

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.

8.

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.

9.

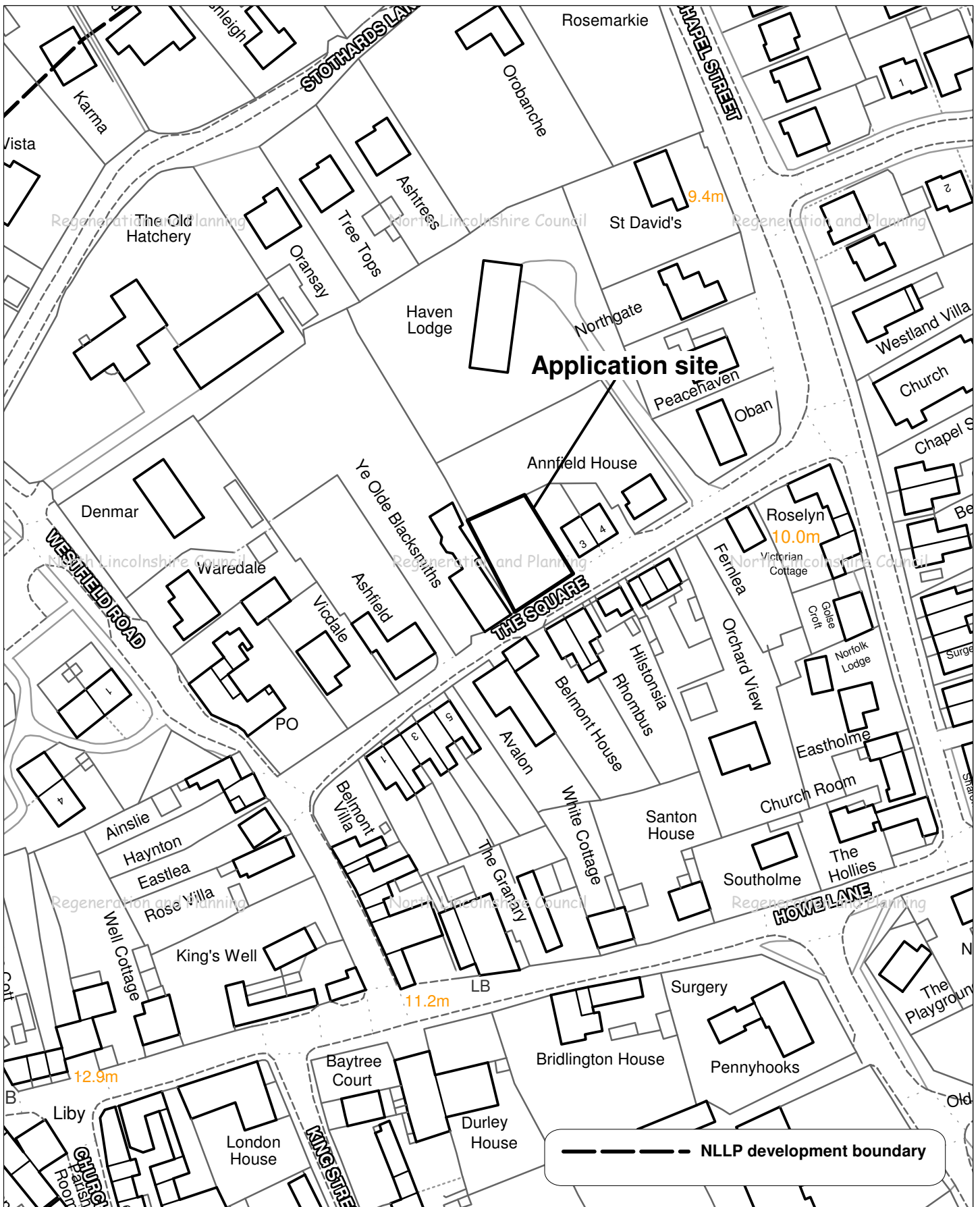
No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed 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.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are policies DS1 and H8 of the North Lincolnshire Local Plan, policies CS1, CS2, CS3, CS5 and CS7 of the North Lincolnshire Core Strategy, and paragraphs 49 and 56 of the National Planning Policy Framework.



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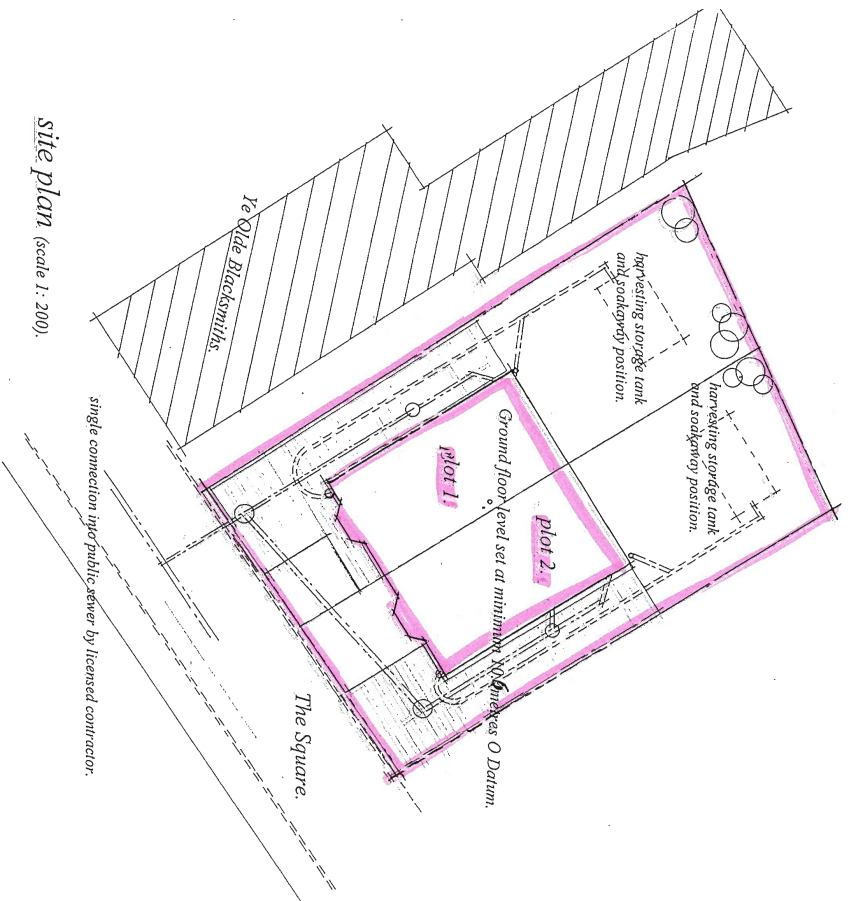
Regeneration and Planning

Head,

Marcus Walker BA (Hons), Dip URP, MA, MRTPI

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2500mm. minimum driveway width.



site plan (scale 1: 200).

PA/2012/0251 - PROPOSED LAYOUT
NOT TO SCALE