

**APPLICATION NO** PA/2013/1519

**APPLICANT** Mr & Mrs A Harvey

**DEVELOPMENT** Outline planning permission to erect a detached dwelling and garage

**LOCATION** Plot adjacent to 5 West End Road, Epworth

**PARISH** EPWORTH

**WARD** Axholme Central

**CASE OFFICER** Graeme Moore

**SUMMARY RECOMMENDATION** Refuse permission

**REASONS FOR REFERENCE TO COMMITTEE** Applicant request to address the committee

## **POLICIES**

**National Planning Policy Framework:** Paragraph 55 – to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements), H8 (Housing Design & Housing Mix) and RD2 (Development in the Open Countryside).

**North Lincolnshire Core Strategy:** Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Design Quality) and CS9 (Affordable Housing).

## **CONSULTATIONS**

**Highways:** Advise conditions.

**Environmental Health:** Advise conditions relating to hours of work during construction.

## **TOWN COUNCIL**

No objections.

## **PUBLICITY**

Neighbouring properties have been notified. One letter of objection has been received on the grounds that a dwelling would have a detrimental impact on the setting of their property and could lead to a loss of light to habitable rooms.

## **ASSESSMENT**

Outline planning permission is sought for the erection of a detached dwelling and garage adjacent to 5 West End Road, Epworth. The plot is currently part of an existing garden to 5 West End Road and is populated by mature hedges and trees. 5 West End Road sits gable end on to West End Road, with its principal frontage facing towards Station Road. This approach is mirrored with 1 The Poplars. The nearest affected dwelling is an existing bungalow which is one of three in a row.

A previous planning permission (PA/2008/0916) for the conversion and extension of the existing outbuildings to no. 5 was refused permission and upheld on appeal as it was considered that the development of a dwelling in this location would be a harmful intrusion into what is the open countryside.

**The main issue to consider in the determination of this application is whether or not the development of a house in open countryside is acceptable in this location.**

The application is for outline planning permission, with all matters reserved for subsequent approval, so no details of the design and siting of the dwelling have been submitted. It is therefore difficult to assess what harm, if any, would arise by the plot being developed. However, the site lies over 200 metres outside the defined development boundary for Epworth, where Station Road ends and West End Road begins, and is thus in the defined open countryside.

In accordance with policy RD2 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy, development in the open countryside is limited to that which is essential for the functioning of agriculture or forestry enterprises and/or where the design is of such outstanding quality that it should be treated exceptionally (as defined in the National Planning Policy Framework). None of the above criteria apply to this proposal and no information has been submitted in support of the criteria listed above.

Therefore, whilst the proposal is undoubtedly infill development, it is in the open countryside and it is considered that its development would set a harmful precedent, when considered alongside the fact that it is not for an essential agricultural or forestry enterprise. It should also be noted that the previous appeal decision on the adjacent site considered that the development of the existing outbuildings to 5 West End Road would result in a harmful intrusion into the open countryside and it is considered that nothing has changed in this regard.

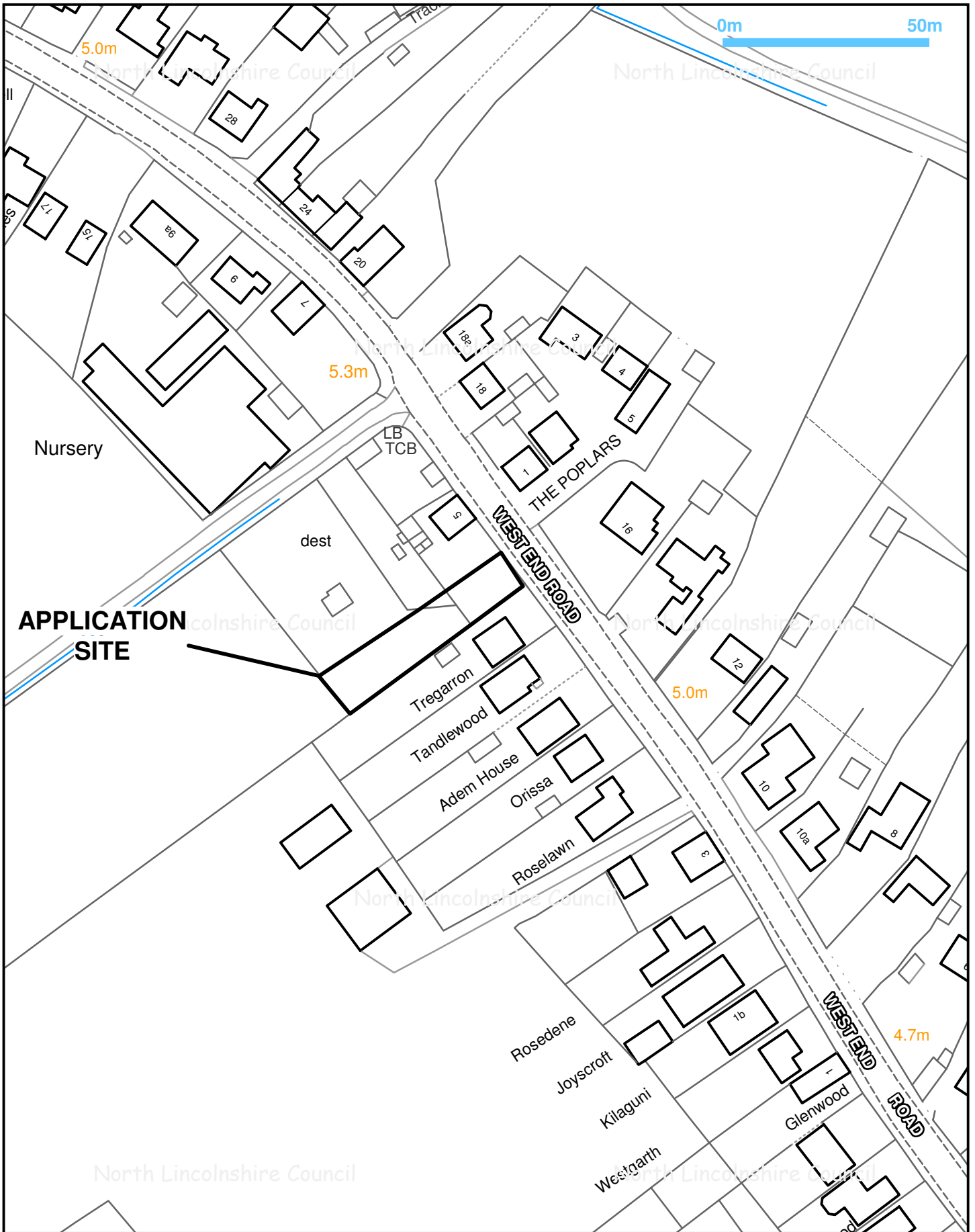
Therefore, in accordance with policies DS1, H8 and RD2 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy, the application is recommended for refusal for the reason set out below.

**RECOMMENDATION      Refuse permission for the following reasons:**

The site lies in what is defined as the open countryside, whereby development is strictly limited to that which is essential for the functioning of agriculture and/or forestry enterprises. No information has been submitted in support of the application in relation to the essential need for a dwelling in the open countryside in connection with an agricultural or forestry enterprise. As such the application is considered contrary to policy RD2 of the North Lincolnshire Local Plan and policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2013/1519			
Drawn by: Sue Barden	Date: 28/01/2014	Scale 1:1250	

	<p>© Crown copyright and database rights 2014 Ordnance Survey 0100023560</p>	<p><b>NORTH LINCOLNSHIRE COUNCIL</b> www.northlincs.gov.uk</p>	<p><b>Director of Places</b> <b>Peter Williams</b> BSc,DMS,CEng,MEI,MCMI,AMIMechE</p>
--	--	--	---