

APPLICATION NO	PA/2008/0392
APPLICANT	Mr Nathan Whall
DEVELOPMENT	Planning permission to erect a detached two-storey dwelling with access, and erect two detached domestic double garages to serve existing and proposed dwellings
LOCATION	The Laurels, Front Street, Ulceby
PARISH	ULCEBY
WARD	Ferry
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Ulceby Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Sequential Approach to the Allocation of Land for Housing) – previously developed land should be the first preference for new housing.</p> <p>North Lincolnshire Local Plan: Policy H5 (New Housing Development) states that new housing should be in keeping with the scale and character of the settlement and immediate environment; have an area of private amenity space; and not result in overlooking, loss of privacy, loss of light or other loss of amenity to existing dwellings.</p> <p>Policy H8 (Housing Mix and Design) applies and states that new residential development will be permitted provided that it respects and reflects the form, scale, massing, design, detailing and materials of the local environment.</p> <p>Policies ST2 (Settlement Hierarchy), H1 (Housing Development Hierarchy) and DS1 (General Requirements) also apply.</p>
CONSULTATIONS	<p>Highways: Suggest conditions.</p> <p>Environment Agency: No objections to the proposed development subject to Anglian Water being consulted on matters relating to surface water management.</p>

Anglian Water Developer Services: Comment that there is sufficient capacity within the existing foul and surface water system to accommodate the proposed dwelling.

PARISH COUNCIL

Object on the grounds that the existing infrastructure cannot accommodate any additional development until such time as the drainage system is improved.

PUBLICITY

Neighbouring properties have been notified and four letters of objection have been received. These letters raise similar objections to Ulceby Parish Council, together with the following material planning issues:

- The proposed dwelling will result in loss of light and overshadowing to the objector's property located to east.
- The proposed dwelling constitutes a cramped form of development and is built too close to the boundary line with the objector's property to the east.
- The scale and height of the proposed dwelling is out of keeping with this part of Ulceby.
- Concern about vehicles being able to access the proposed detached garages at the rear of the dwellings.

ASSESSMENT

The application site is currently occupied by a single-storey outbuilding that is connected to the applicant's property. There is an existing vehicle access to the site off Front Street in the south-eastern corner. There is an existing hedge along the eastern boundary of the site.

The main issues in determining this planning application are:

- **whether the existing drainage system could accommodate the proposed dwelling;**
- **whether the proposed dwelling would be out of keeping with surrounding development and result in loss of light and overshadowing to the objector's property to the east;**
- **whether the proposed dwelling is a cramped form of development and sited too close to the neighbour's boundary line; and**

- **whether there is an issue with vehicles accessing the proposed garages to the rear of the site.**

With regard to the existing drainage system being able to accommodate the proposed dwelling, it should be noted that the Environment Agency has raised no objections. Furthermore, Anglian Water have confirmed that there is sufficient capacity within the foul and surface water sewers to accommodate the proposed dwelling. With respect to surface water disposal, inspections and records show no problems of flooding along Front Street in June 2007. The problem with drainage in this part of Ulceby relates to an outfall from the pond between Front Street and Spruce Lane to the north.

The building line of the proposed dwelling will be set further back from Longlands and The Poplars. However, there are examples of dwellings set further back in the building line along Front Street that are located close to the application site and include Jensue, Carne and Rowan Tree Cottage. It is considered that the siting of the proposed dwelling, together with the separation distance (10 metres) to the objector's property will address any possible loss of light and overshadowing to Longlands. There are a number of modern properties in the immediate vicinity of the application site that are detached and two storeys high. The proposed dwelling will be 8.5 metres high to its ridgeline and it is considered that this is an acceptable height for a new house.

The proposed dwelling is not considered to constitute a cramped form of development, as there is a gap of 1 metre to the eastern boundary and 3 metres to the western boundary. Furthermore a significant amount of private amenity space and a detached double garage will be provided to the rear of the property.

The council's Highway Development team has raised no issues with the proposed paired access to the development site and to the applicant's property. Therefore it is considered that the creation of two vehicle accesses, at an entry width of 6.5 metres each is considered acceptable and vehicles will be able to access the garages to the rear.

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.

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

3.

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.

4.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted 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.

5.

No loose material shall be placed on any driveway or parking area within ten 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.

6.
Nothing shall at any time, whether permitted by the Town and Country Planning General (Permitted Development) Order 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 1 metre 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.

7.
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.

8.
No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, including a timetable for the investigation, which has been submitted by the applicant at least 14 days prior to the proposed commencement date, and approved in writing by the Local Planning Authority.

Reason

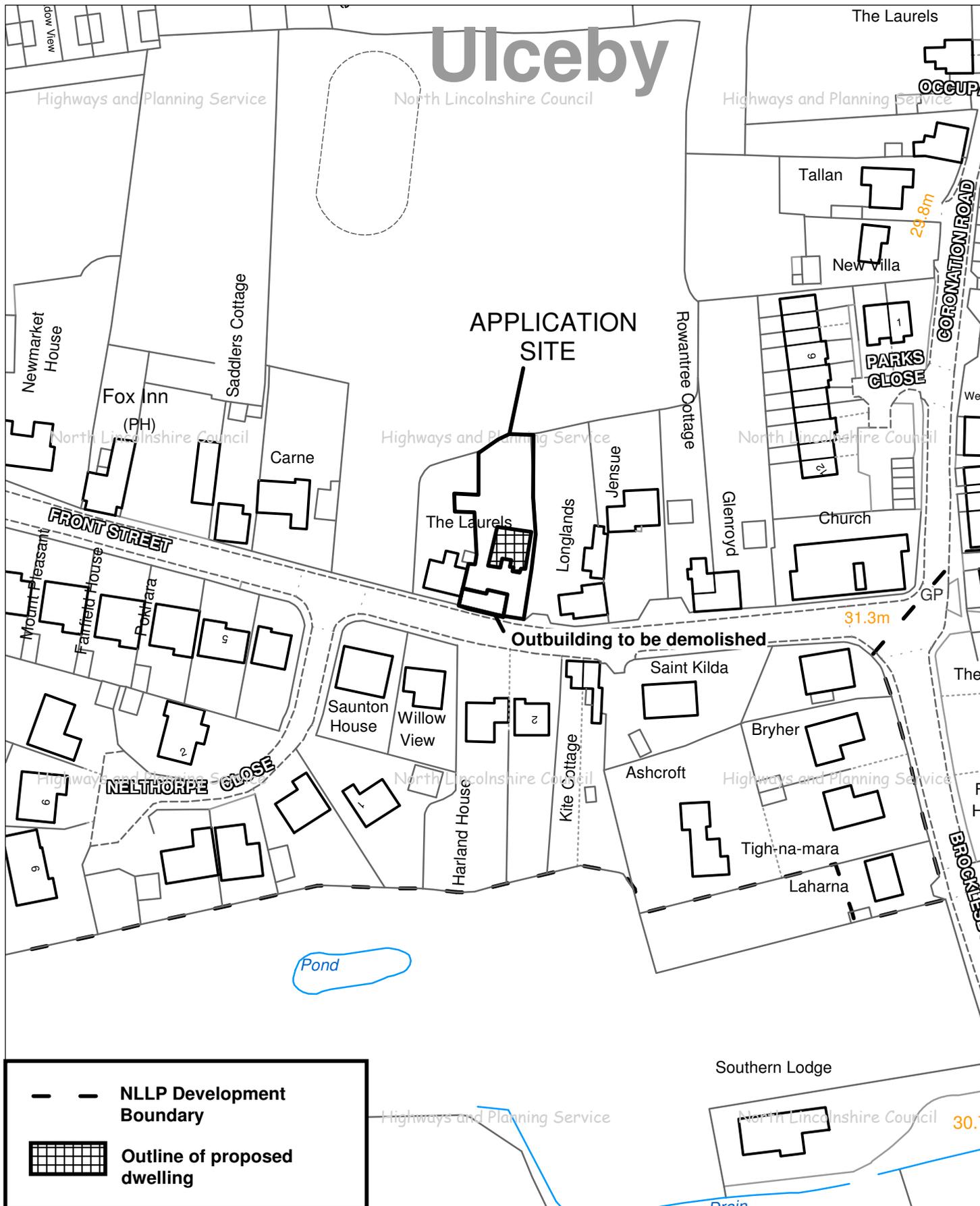
To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

9.
Before the dwelling is first occupied, the shower window in its 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.

Ulceby



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Highways and Planning Service

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