

APPLICATION NO	PA/2008/0470
APPLICANT	Mr K Haw
DEVELOPMENT	Outline planning permission to erect a single-storey dwelling (resubmission of 2007/1218)
LOCATION	To the rear of 18 Chapel Road, Broughton
PARISH	BROUGHTON
WARD	Broughton and Appleby
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Agent request to address the committee
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy P1 (Strategic Patterns of Development) – development should be located in sustainable locations, within urban areas, close to public transport.</p> <p>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: Broughton is identified as a medium growth settlement (policy ST2) and the site is situated within the development boundary for the settlement (policy ST3).</p> <p>Policy H5 (New Housing Development) sets out criteria for all new housing development.</p> <p>Policy H8 applies and states that development should reflect the form, scale, massing and nature of the local environment.</p> <p>Policy H7 (Backland and Tandem Development) is relevant and states that development should have no adverse effect on the amenity of any residential premises through loss of amenity to adjoining dwellings and from the movement of vehicles to and from the proposed development.</p> <p>Policy LC11 (Areas of Amenity Importance) states that development will only be permitted where it would not adversely affect the open character, visual amenity or</p>

wildlife value of the area and where measures are put in place to minimise the impact of the development.

Policy DS1 (General requirements) expects a high standard of design for all new developments.

CONSULTATIONS

Highways: No objections subject to conditions.

TOWN COUNCIL

No objections.

PUBLICITY

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

ASSESSMENT

Outline planning permission is sought to erect a detached dwelling within the rear garden area of 18 Chapel Road. The site has an area of approximately 660 square metres with the proposed vehicular access located adjacent to the existing drive of 18 Chapel Road. The application site lies within an area designated under policy LC11 as an area of amenity importance.

The main issue in determining this application is whether or not the proposal represents an unacceptable form of backland development suitable for residential development.

The proposed dwelling would be located to the rear of dwellings on Chapel Road and Chapel Lane. All the dwellings on the north side of Chapel Road and Chapel Lane are characterised by large rear gardens, none of which have been developed for residential use. In addition, the majority of dwellings are located along the road frontage and there are no cases of where houses are significantly set back from the road. Therefore it is considered that the erection of a dwelling to the rear of 18 Chapel Lane would be an unacceptable form of backland development that would be out of keeping with the spacious development pattern of this part of Broughton.

The proposed vehicle access to the site would use the same access as for no. 18 Chapel Road but widened to comply with highway standards so in order to access the proposed dwelling vehicles would have to drive between 18 Chapel Road and 1 Chapel Lane. It is considered that vehicle movements to and from the application site will result in loss of amenity to the adjacent properties in terms of noise nuisance.

The design and access statement submitted with the planning application states that the proposed

development will have no noticeable impact upon the LC11 designated land that forms part of the applicant's rear garden. However, the proposed dwelling will be located on LC11 land and there are no other examples of development on this land in the centre of Broughton. Furthermore, it is considered that residential development will encroach onto LC11 land and affect its open character and visual amenity. Therefore, if the planning application were approved, it is felt that a precedent would be set whereby further incursions could take place on LC11 land in this part of Broughton.

RECOMMENDATION

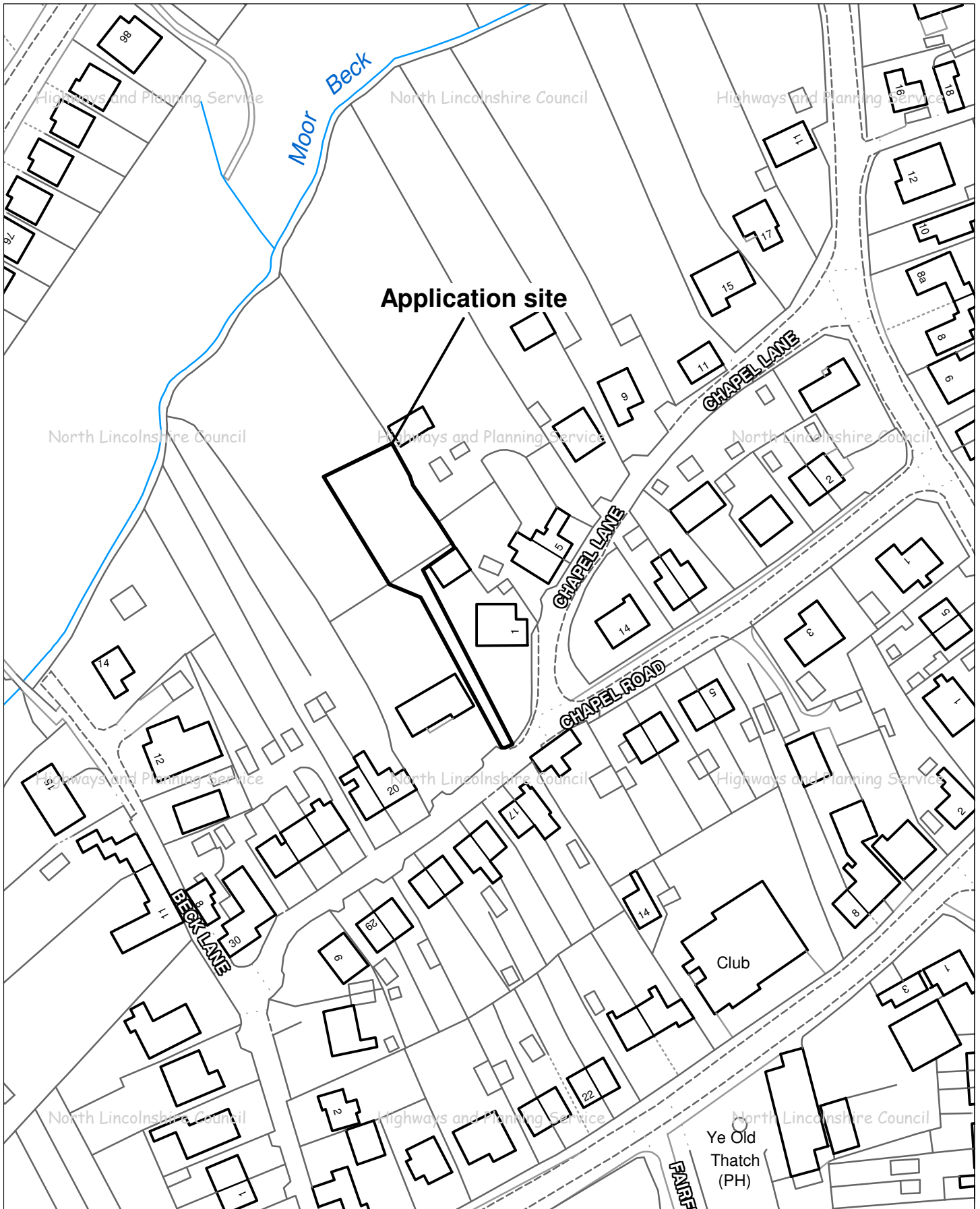
Refuse permission for the following reasons:

1.

The proposal is contrary to policy H7 of the North Lincolnshire Local Plan because it constitutes an undesirable form of backland development which would have an adverse impact on adjoining residential properties through overlooking, loss of privacy and a higher level of noise nuisance resulting from an increase in the vehicular traffic movements to and from the proposed development.

2.

The proposal is contrary to policy LC11 of the North Lincolnshire Local Plan because it would encroach onto this area of amenity importance and have an adverse effect on its open character and visual amenity.



Drawing Title: 2008/0470

OS Grid Ref: SE96390895

Drawn by: KC

Scale: 1:1,250

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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



Highways and Planning Service

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G Pople