

APPLICATION NO	PA/2008/1078
APPLICANT	Mr A Harrison
DEVELOPMENT	Planning permission to erect a replacement dwelling
LOCATION	33 West End Road, Epworth
PARISH	EPWORTH
WARD	Axholme Central
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: Policy H1 (Provision and Distribution of Housing) states that the region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes with the need to place a greater emphasis on meeting local needs in rural areas.</p> <p>North Lincolnshire Local Plan: Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside) states that the replacement dwelling should not exceed the volume of the original dwelling, which it is to replace, by more than 20% and not substantially higher in elevation.</p> <p>Policy RD2 (Development in the Open Countryside) states that planning permission will only be granted for development which is for the replacement of an existing dwelling provided that the development is not detrimental to the character or appearance of the open countryside.</p> <p>Policy H5 (New Housing Development) states that proposals for new housing development will be permitted provided that the scale, layout, height and materials of the development are in keeping and compatible with the character and amenity of the immediate environment.</p> <p>Policies DS1 (General Requirements) and H8 (Housing Design and Housing Mix) also apply.</p>
CONSULTATIONS	Highways: Advise conditions.

Severn Trent Water Ltd: Advise a condition.

Yorkshire Water: No objections.

Environment Agency: Advise a condition.

TOWN COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified. No letters of objection or comment have been received.

ASSESSMENT

The application site is currently occupied by a detached two-storey dwelling with a large workshop attached. The site is in the open countryside and located to the rear of two modern detached dwellings that are sited along the West End Road frontage. The site is accessed via an existing vehicle access off West End Road to the east.

The main issues in determining this planning application are whether the proposed replacement dwelling will be significantly larger in volume than the dwelling it is to replace and whether it will be out of keeping with the open countryside.

It should be noted that the proposed replacement dwelling is significantly larger in volume than the existing property. The existing dwelling and outbuildings which are to be demolished have a total volume of 640 cubic metres whereas the replacement dwelling and attached garage is some 1078 cubic metres, in other words an increase of 438 cubic metres or 68% larger. The maximum ridge height for the replacement dwelling will be 8.5 metres. This maximum height will be similar to the ridge height of the two modern detached dwellings located to the east. Additionally it is considered that the maximum ridge height of the replacement dwelling is reasonable and will not result in the development being out of keeping with the immediate environment. Furthermore the new dwelling, being behind the main road frontage and screened by other properties, will not have an adverse visual impact on either the street scene or open countryside.

Although the proposed replacement will have a greater cubic content it will not result in any loss of amenity to adjacent properties through loss of privacy or loss of light. The replacement dwelling will be sited approximately 25 metres from the rear elevation of dwellings on West End Road. A condition will be imposed that removes householder permitted development rights for the

replacement dwelling to ensure that further extensions and alterations can be controlled.

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 and parking 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.
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.

4.
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.

5.
No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the Local Planning Authority and none of the

dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

6.

Development shall proceed fully in accordance with the mitigation measures (eg finished floor levels) set out in the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason

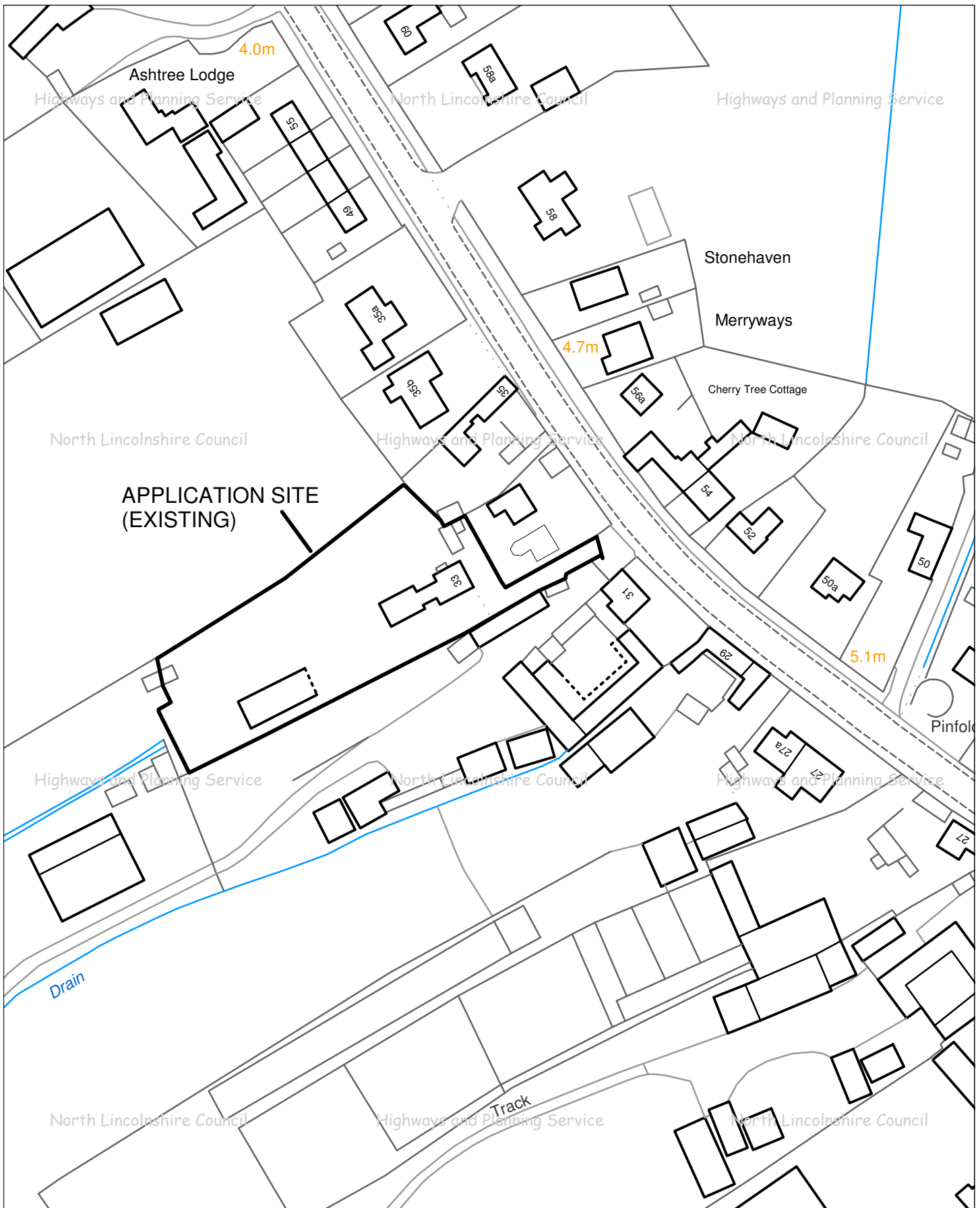
To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

7.

Notwithstanding the provisions of Classes A and D of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking and re-enacting that order with or without modification, no extensions or outbuildings shall be erected on the site other than those expressly authorised by this permission.

Reason

To maintain the living standards of the adjoining residential property/the surrounding residential area and to enable any alternative use to be assessed against the criteria in policy DS4 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1078 (Existing site plan)

OS Grid Ref: SE76560513

Drawn by: SJ

Scale: 1:1250

Date: 19/09/2008



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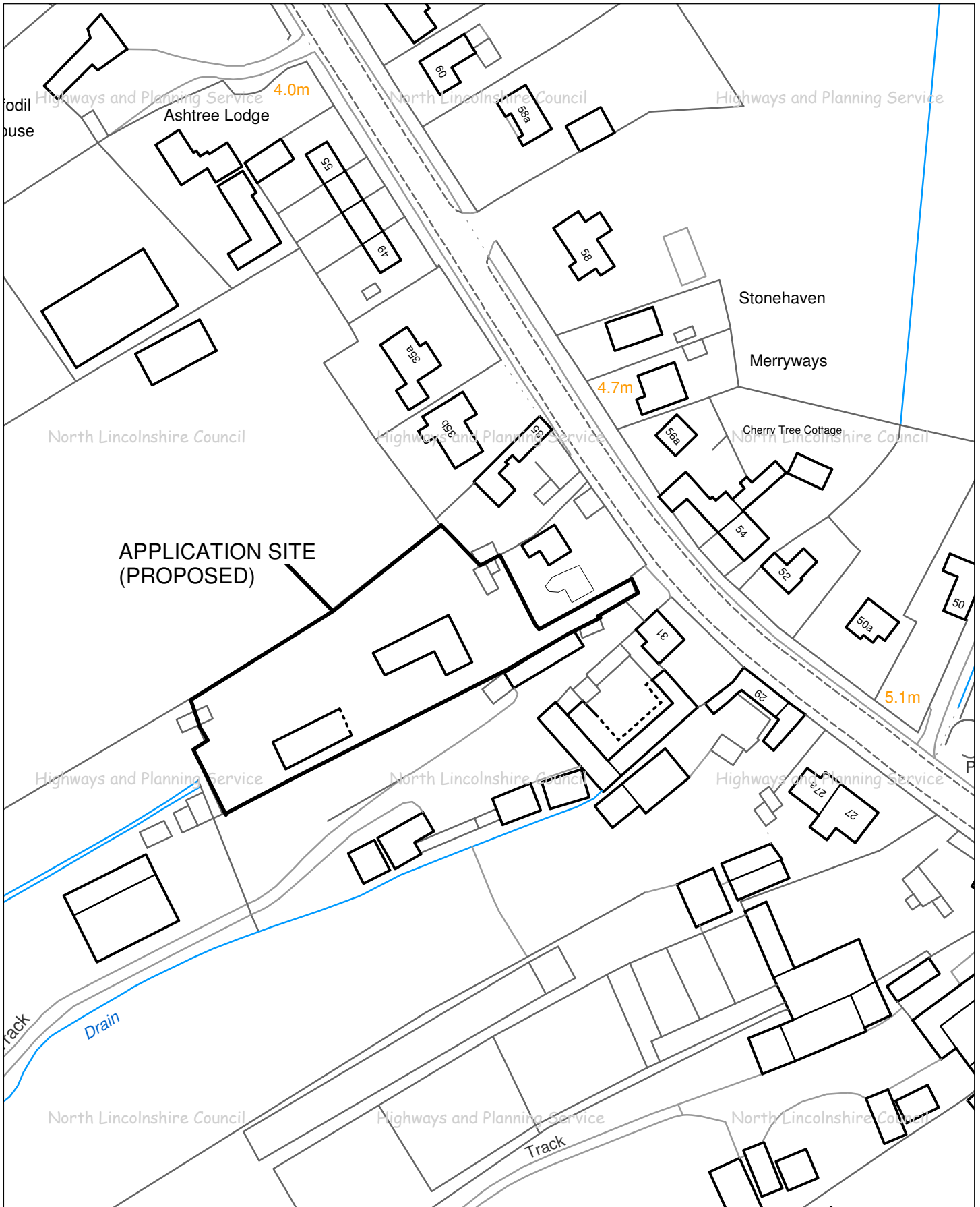
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Highways and Planning Service

Service Director,
G Pople

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Drawing Title: 2008/1078 (Proposed site plan)

OS Grid Ref: SE76550515

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Date: 19/09/2008



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