

<b>APPLICATION NO</b>	<b>PA/2008/1191</b>
<b>APPLICANT</b>	Mr L Cheung
<b>DEVELOPMENT</b>	Planning permission to extend ground floor to provide a WC and erect a first floor extension to provide living space (resubmission of PA/2008/0814)
<b>LOCATION</b>	16 Westgate Road, Westgate, Belton
<b>PARISH</b>	<b>BELTON</b>
<b>WARD</b>	Axholme Central
<b>SUMMARY RECOMMENDATION</b>	<b>Refuse permission</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Applicant request to address the committee
<b>POLICIES</b>	<b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.

**North Lincolnshire Local Plan:** The site is located in the open countryside. Policy RD2 (Development in the Open Countryside) restricts the granting of planning permission to proposals which are essential to the efficient operation of agriculture or forestry, appropriate employment and related development, affordable housing to meet a proven local need, essential for the provision of outdoor sport and recreation or the re-use of existing buildings.

The site is also located within an area designated as an Area of Special Historic Landscape Interest. Policy LC14 deals with development in these sensitive areas and only allows for small-scale development required to meet the social and economic needs of rural communities and small-scale tourist, outdoor sport and recreational development, providing that the development is related to the historic landscape and its features. High standards of design and siting of new development will be required to reflect the traditional character of buildings in the area and the character of the historic landscape and materials sympathetic to the locality should be used. Within this area development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape or any of its features.

In addition, policy DS1 (General Requirements) calls for a high standard of design in built-up areas and in the countryside, it also refers to a requirement to reflect or enhance the character, appearance and setting of the immediate area.

Policy ST3 (Development Limits) states that development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

**CONSULTATIONS**

**Highways:** No objection.

**PARISH COUNCIL**

No objection.

**PUBLICITY**

Neighbouring properties have been notified and letters have been received citing the following concerns:

- loss of privacy and overlooking from first-floor flat.
- loss of value to neighbouring properties

**ASSESSMENT**

The application site is an existing small, single-storey chip shop that is located outside the development boundary for Belton, on Westgate Road. Planning permission is being sought to erect an extension at ground floor to provide a toilet and to extend above the existing premises at first floor to create a self-contained flat.

This application is a resubmission of a previous application (PA/2008/0814) which was refused on the grounds that it would be creating a new dwelling in the open countryside and due to overlooking of neighbouring properties. As a result the applicants have removed some of the windows from the proposal to try and address the issue of overlooking.

**The key issue in the determination of this application is whether there is sufficient justification in this instance for the creation of a new dwelling in the open countryside.**

The application site is outside the development boundary for Belton and as such is located in the open countryside. The proposal would result in the creation of a new dwelling above the existing fish and chip shop. Policies RD2 and ST3 prohibit new dwellings in the open countryside unless they are essential for the purposes of

agriculture and forestry or to meet a special need associated with the countryside.

The applicant has stated that a dwelling is required on site to reduce the time spent commuting between home and work and for the security of the existing business premises. It is considered that these reasons do not constitute sufficient justification for the creation of a new dwelling in the open countryside and therefore the proposal is contrary to policies RD2 and ST3.

**RECOMMENDATION**

**Refuse permission for the following reasons:**

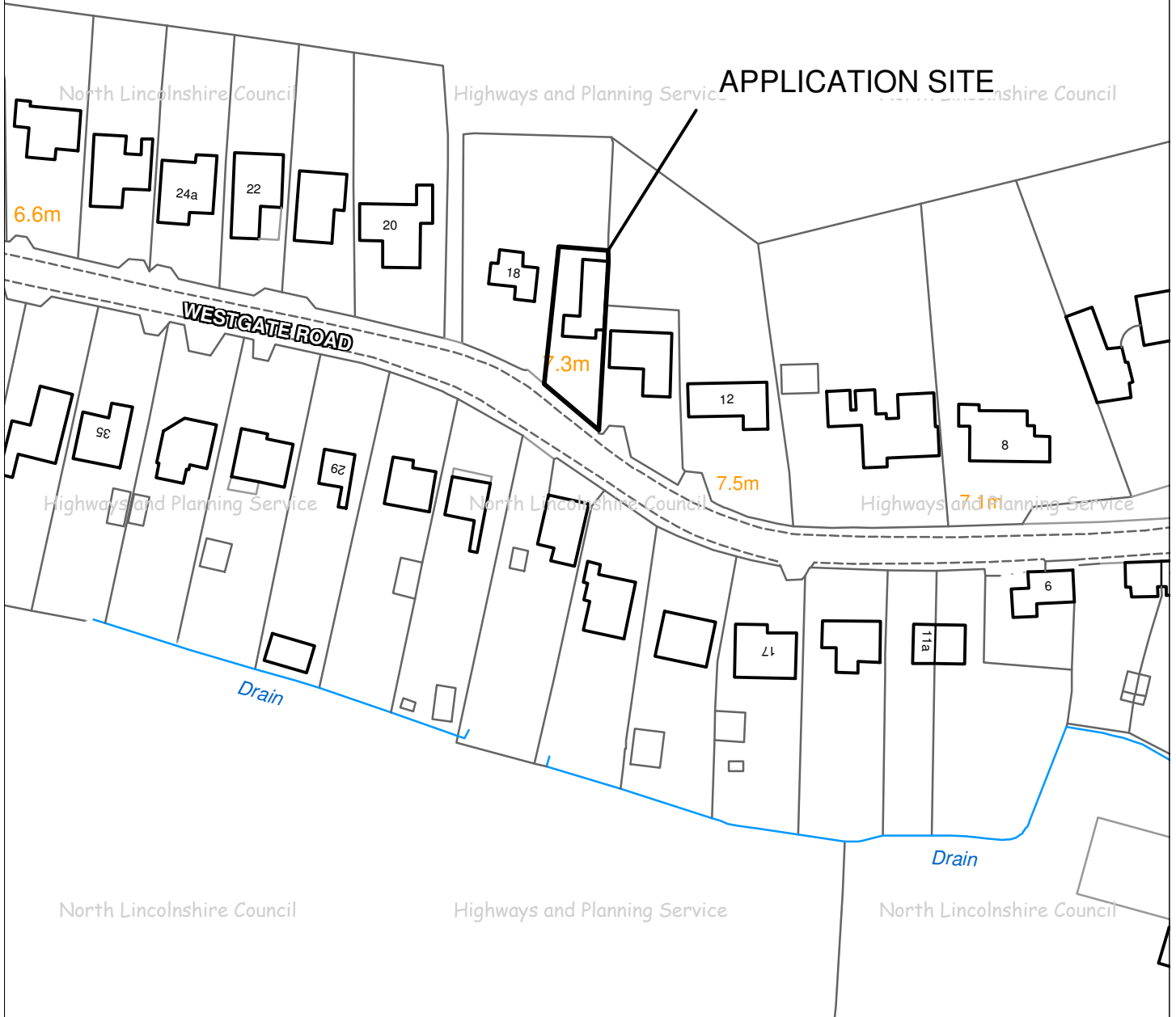
The application site is located outside the development boundary for Belton and as such is within the open countryside. The proposal constitutes the erection of a new dwelling, which is not essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside. Therefore the proposed development is contrary to policies ST3 and RD2 of the North Lincolnshire Local Plan.

Drain

Highways and Planning Service

North Lincolnshire Council

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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



**Highways and Planning Service**

Service Director,  
G Popple

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