

<b>APPLICATION NO</b>	<b>PA/2008/1310</b>
<b>APPLICANT</b>	Mr V Lane
<b>DEVELOPMENT</b>	Planning permission to change the use to form two self-contained flats (re-submission of PA/2008/0951)
<b>LOCATION</b>	4 Theodore Gardens, Scunthorpe
<b>PARISH</b>	<b>SCUNTHORPE</b>
<b>WARD</b>	Crosby and Park
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Councillor O'Sullivan)  Third party request to address the committee
<b>POLICIES</b>	<b>Regional Spatial Strategy for Yorkshire and the Humber:</b> No specific policies apply.  <b>North Lincolnshire Local Plan:</b> Policy H5 (New Housing Development) requires all new housing developments to be well related to existing infrastructure; be in keeping with the scale and character of the settlement; have an appropriately designed access with adequate parking facilities; and not result in overlooking or loss of privacy of adjacent land uses.  Policy H8 (Housing Design and Housing Mix) requires new residential development to respect and reflect the form, scale, massing, design and detailing of the local environment; have a high standard of design and layout; and provide residents with a sense of identity and an appropriate mix of dwelling size and types.  Policy DS1 (General Requirements) also applies.
<b>CONSULTATIONS</b>	<b>Highways:</b> No objections.
<b>PUBLICITY</b>	Neighbouring properties have been notified of the proposal and a number of objection letters and a petition have been received. The following material issues have been raised: <ul style="list-style-type: none"> <li>• detrimental impact on character of area</li> <li>• problematic parking arrangements</li> </ul>

- highway safety issues
- precedent
- noise and disturbance
- increased overlooking

## ASSESSMENT

The application site comprises a traditional semi-detached house with a detached garage to the rear. It is sited to the south-west of Theodore Gardens – a looped cul-de-sac off Theodore Road. There is a large garden area in the centre of the cul-de-sac.

Permission is being sought to change the use of the dwelling from a three-bedroom house to two, one-bedroom flats. No external changes are proposed. This application is a revised application to PA/2008/0951 which was withdrawn due to unacceptable parking arrangements.

**The main issues in determining this application are whether the proposed change of use would result in an unacceptable loss of amenity to neighbouring properties, have an adverse impact on the character of the area and would cause highway/parking problems.**

One of the main issues raised relates to the lack of parking and the possible implications on highway safety. Provision has been made within the site for the parking of two cars (one for each flat). Highways have been consulted and raise no objections to the proposal.

With regard to the impact on the amenity of neighbouring properties, a condition is proposed requiring adequate soundproofing to be installed prior to the flats being occupied. This would result in minimal internal noise and disturbance to the adjoining property. In terms of overlooking, as no new openings are proposed, it is not considered that there will be an increase in overlooking or loss of privacy to the current situation.

In terms of character and precedent, as there are no external changes proposed, there will be no change in the visual character and appearance of the area. It is not considered that allowing this application would set a precedent for future applications. Each case is determined on its own merits and a mix of dwelling types is encouraged by policy H8 of the local plan.

## **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.

The hereby approved flats shall not be occupied until a scheme for soundproofing the building has been submitted to and agreed in writing by the local planning authority and such scheme has been fully implemented. The implemented scheme shall thereafter be retained.

#### **Reason**

To minimise the impact of the development on adjacent properties in accordance with policy H15 of the North Lincolnshire Local Plan.

3.

The parking facilities serving the proposed flats shall be set out and retained at all times in accordance with the details shown on the submitted plan. The vehicle parking spaces serving the individual units shall be identified on site before the dwellings are occupied and thereafter retained as such.

#### **Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.



Drawing Title: 2008/1310

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Date: 17/11/2008



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NORTH LINCOLNSHIRE COUNCIL 100013349 2008



**Highways and Planning Service**

Service Director,  
G Popple

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NOTES

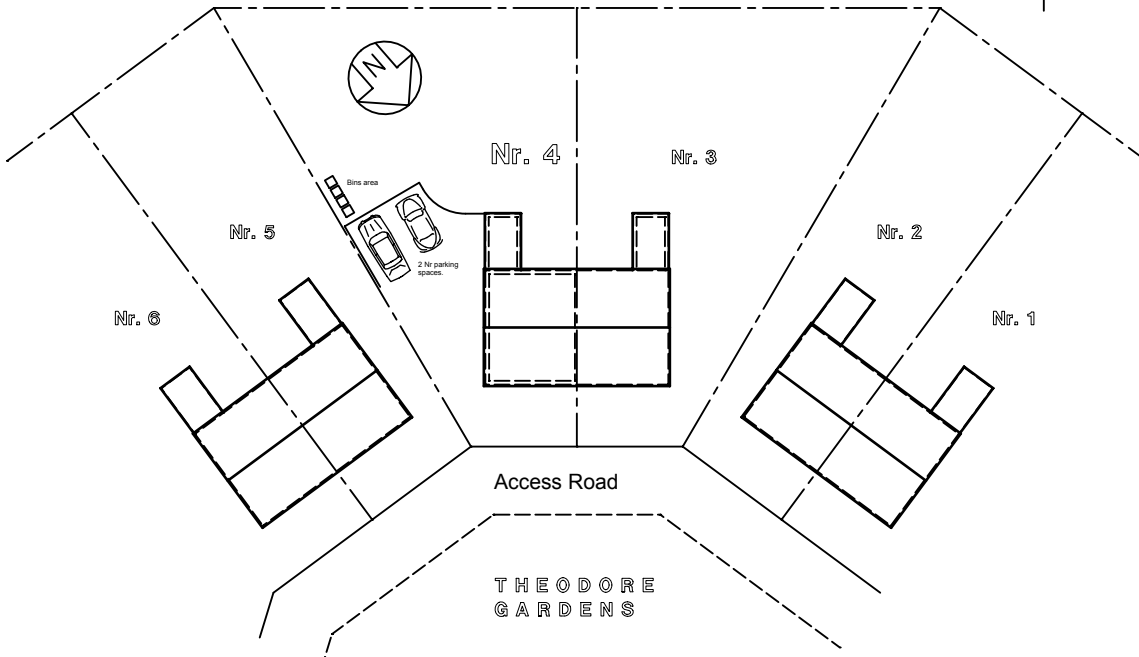
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Revision

A - parking provision amended

Date

08.09.08



# Site Layout

## Planning Application

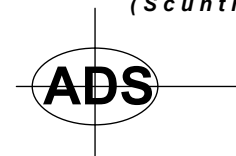
Project

2 Nr. Flats  
4 Theodore Gardens  
Scunthorpe

Client

Mr and Mrs. V. Lane

**Architectural Design Services  
(Scunthorpe) Ltd**



3 CONWAY SQUARE  
SCUNTHORPE  
NORTH LINCOLNSHIRE  
DN15 8JN

TEL and FAX - 01724 869428  
EMAIL - ads.scun@ntlworld.com

Date June 2008  
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548.02

Revision

A