

APPLICATION NO	PA/2008/1588
APPLICANT	Miss L Robinson
DEVELOPMENT	Planning permission to change the use of existing office accommodation to a single dwelling with minor internal alterations
LOCATION	The Cartshed, The Nutshell, Chapel Lane, Scawby
PARISH	SCAWBY
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Scawby 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 ST2 (Settlement Hierarchy) identifies Scawby as a minimum growth settlement and policy ST3 (Development Limits) shows the site as being within the development boundary for the village.</p> <p>Policy H5 (New Housing Development) sets out the criteria to control new housing development and ensure consistency in design and layout.</p> <p>Policies H3 (Previously Used Land) and DS1 (General Requirements) also apply.</p> <p>The site is in the conservation area (policy HE2) where the local planning authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.</p>
CONSULTATIONS	Highways: No objections subject to a condition.
PARISH COUNCIL	<p>Object to the application on the following grounds:</p> <ul style="list-style-type: none"> • The application is premature because the company has not ceased trading, therefore the property will still provide a useful purpose as an office.

- There are drainage problems on Church Street and a further residential property will enhance these problems.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. No representations have been received.

ASSESSMENT

This application relates to the change of use of a former cartshed on the northern boundary of The Nutshell on Chapel Lane to a dwelling. Planning permission was granted in May 2008 to extend and convert the building to offices. It was intended to provide accommodation for a development company but due to the severe downturn in the construction industry the facility is no longer required. Although designed as offices the building converts simply to residential purposes with only minor internal and external alterations. Potential overlooking of the nearest dwelling to the west has been addressed by using high level rooflights at first floor level.

The main issues in determining the application are whether residential is an appropriate alternative use for the building and whether it is in keeping with and respects its setting within the conservation area.

The parish council have raised an issue about the status of the company who intended to use the premises and consider the change of use to be premature but these are not material planning considerations. They have also mentioned drainage problems on Church Street which could be aggravated by this proposal. However the council's drainage engineer has not identified this as an issue.

In terms of its impact on the conservation area this should be minimal since no significant alterations to the building are proposed. Its use as a house is appropriate, being surrounded by residential development and located within the village development limit.

The Environmental Protection team has identified the site as one of possible contamination and have accordingly advised an appropriate condition. However, due to the fact that this is a small existing building that has been modestly enlarged for the previously approved office use such a condition is considered to be unnecessary.

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

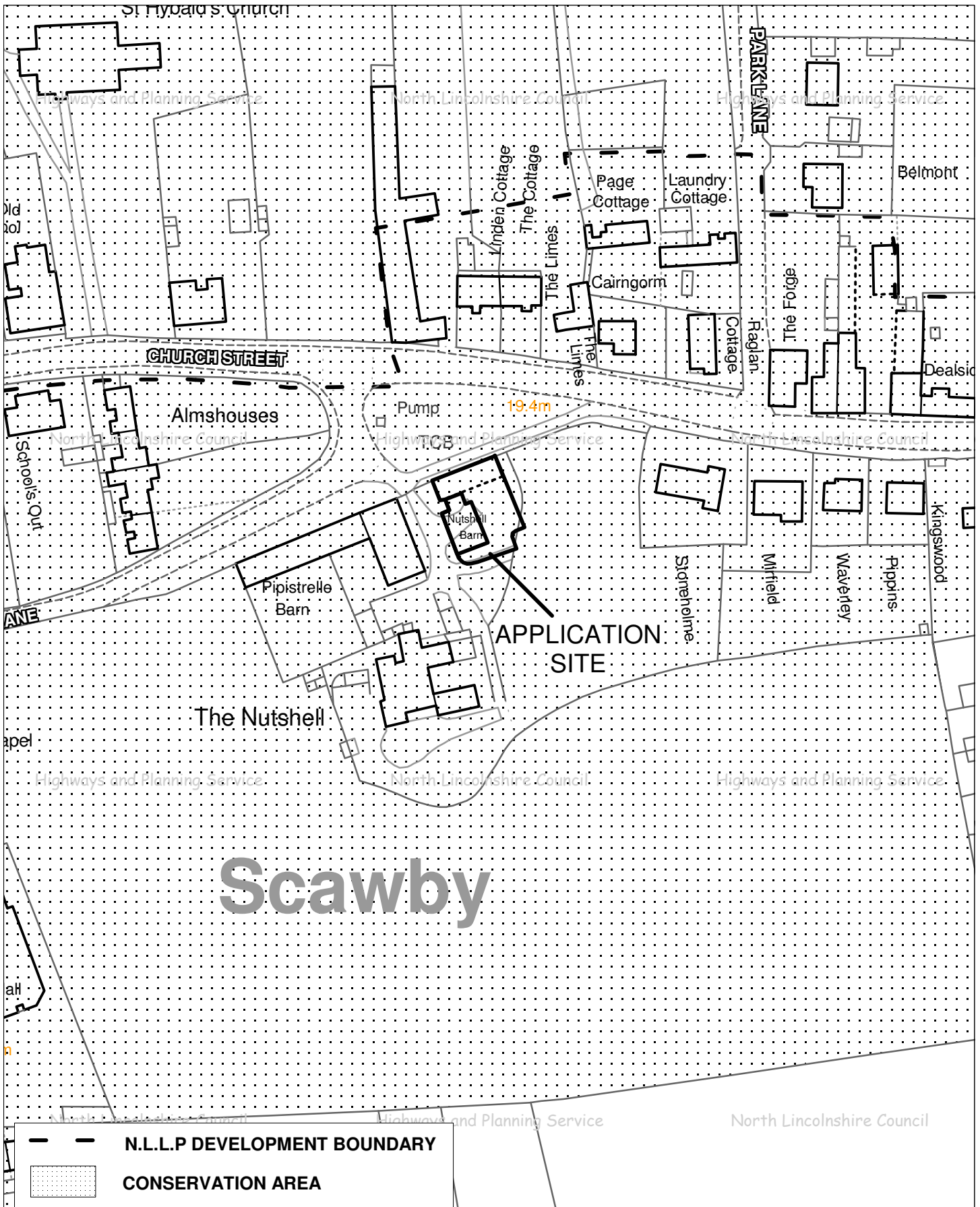
To comply with section 91 of the Town and Country Planning Act 1990.

2.


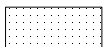
The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.





Scawby

 **N.L.L.P DEVELOPMENT BOUNDARY**
 **CONSERVATION AREA**

Drawing Title: 2008/1588

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Highways and Planning Service
 Service Director,
G Pople

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