

**APPLICATION NO** PA/2014/0449

**APPLICANT** Mr G Herring

**DEVELOPMENT** Planning permission to erect a detached dwelling  
(resubmission of planning application PA/2013/1059)

**LOCATION** Land to the rear of Carramore, Church Hill, Barnetby le Wold

**PARISH** BARNETBY

**WARD** Brigg and Wolds

**CASE OFFICER** Leanne Pogson

**SUMMARY** Grant permission subject to conditions  
**RECOMMENDATION**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Barnetby Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 7 (Sustainable development) and Part 7 (Design)

**North Lincolnshire Local Plan:** Policies DS1 and HE3

**North Lincolnshire Core Strategy:** Policies CS3 and CS5

## **CONSULTATIONS**

**Highways:** Advise conditions (4 to 6)

**Environment Agency:** No comments.

**Conservation:** Adjacent to a listed building.

**Historic Environment Record:** Does not affect any known archaeological remains therefore no comments.

## **PARISH COUNCIL**

Object to the proposal on the grounds of an unsafe clear view on access and egress to the site.

## **PUBLICITY**

Neighbouring properties have been notified by letter, and a site and press notice posted. No comments have been received.

## ASSESSMENT

Planning permission is being sought to erect a detached dwelling on a vacant plot located adjacent to a listed building. The site is located just outside the development boundary for Barnetby. This application is a resubmission of PA/2013/1059 approved on 17 October 2013 and consists of a slightly altered layout with the dwelling being rotated through 30 degrees. This site has had planning permission for a dwelling since 1999 with permission being implemented in 2004 giving an extant permission on the site.

**The main issues in the determination of this application are whether the proposed re-siting would have an adverse impact on the amenity of neighbouring properties, the setting of the listed building or highway safety.**

The parish council objected on the grounds of highway safety in terms of unsafe clear access and egress to the site. The access has not changed to the previous approval and Highways have not raised any concerns to the proposal subject to the inclusion of conditions.

With regard to amenity and impact on the listed building, the slight rotation of the property is considered to be insignificant and would not have any adverse impact on the amenity of neighbouring properties or the setting of the listed building due to the siting of the dwelling and the existing screening on the site. The proposal is therefore considered to be acceptable.

## **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 development hereby permitted shall be carried out in accordance with the following approved plans: 779.01, 779.02, 779.03, 779.04, 779.05 and 779.06.

### Reason

For the avoidance of doubt and in the interests of proper planning.

3.  
No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

### Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.  
No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been

submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

**Reason**

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

5.

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 policies T2 and T19 of the North Lincolnshire Local Plan.

6.

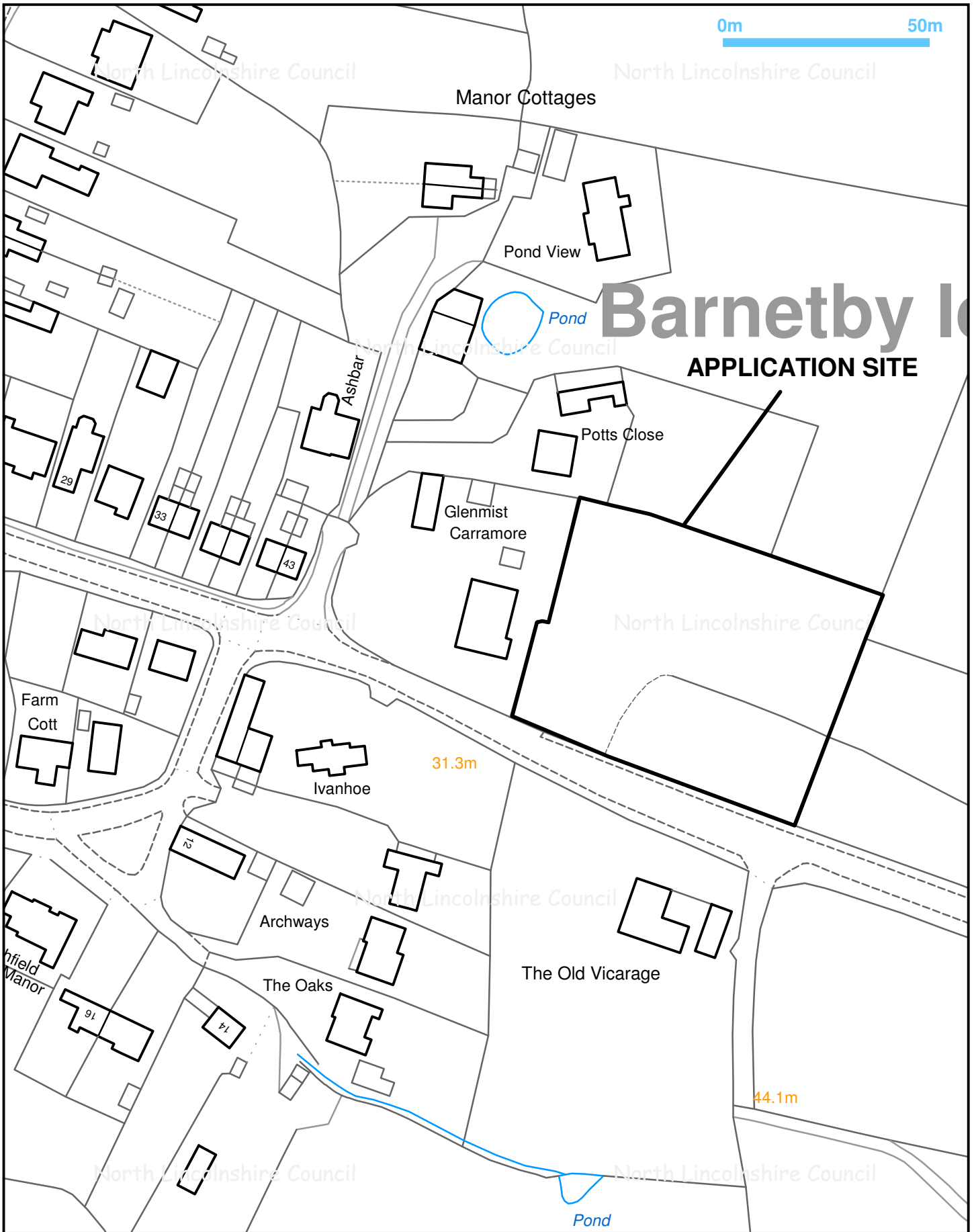
The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

**Reason**

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

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/0449			
Drawn by: Sue Barden	Date: 06/08/2014	Scale 1:1250	

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# SITE LAYOUT

PA/2014/0449

