

APPLICATION NO PA/2014/0500

APPLICANT Mr & Mrs Griffiths

DEVELOPMENT Planning permission to erect a dwelling

LOCATION Plot 8, Field Lane, Wroot

PARISH WROOT

WARD Axholme South

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Departure from development plan

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Paragraph 56 states that design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy H8 (Housing Design and Mix)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

CONSULTATIONS

Highways: No objection subject to conditions.

Environmental Health: No objection subject to conditions.

Archaeology: No objection.

Environment Agency: No objection.

Yorkshire Water: No objection.

Severn Trent Water: No objection.

PARISH COUNCIL

Do not object. Comment that the site is located outside the development boundary and that the siting of the dwelling to the rear of the plot is out of keeping with surrounding development.

PUBLICITY

Neighbouring properties have been notified by letter. One letter of support has been received citing that it is a positive thing that the dwelling is set back in line with the adjacent outbuildings to the north as it prevents the dwelling impacting on the light and outlook of windows in the side elevation of the dwelling to the north.

ASSESSMENT

The application site is a plot of land at the end of Field Lane in Wroot. This is at the very end of residential development along Field Lane and is directly adjacent to residential properties to the north and west. The site is bounded by open fields to the rear and south and is located outside the defined development boundary for Wroot. On this basis the site is considered to be in the open countryside for the purposes of planning. This application seeks planning permission for the erection of a large, detached four- bedroom dwelling and detached garage.

The application site has had previous approvals for a detached dwelling and garage (PA/2001/1008 and PA/2006/1340). The base has been constructed for the garage and is still visible on site; this work was checked by Building Control and has implemented the previous consent. Therefore the principle of erecting a dwelling and garage on the site has already been established.

The main issues in the consideration of this application are whether the principle of a dwelling is acceptable in this location and whether the design of the proposed dwelling is appropriate.

The application site is located within the open countryside by virtue of the fact that it is outside the defined development boundary of Wroot. New dwellings are not normally supported in the open countryside unless there is a special need or circumstance. In this instance the site has a live consent for a dwelling which could be built out at any time. Therefore the principle of a dwelling in this location has already been established; as such the erection of a dwelling on site is considered to be acceptable provided the design and appearance of the dwelling is appropriate.

The previous approval on the site was for an extremely large (six-bedroom plus studio flat at second floor), detached two-and-a-half-storey dwelling and detached double garage. This dwelling had a very fussy design with several dormer windows and hipped roofs and incorporated balconies to the front and rear. The proposed dwelling, whilst a large four-bedroom dwelling, is smaller than the dwelling currently approved and has a much simpler, more traditional design, akin to a farmhouse. The design of the proposed dwelling is significantly better than the currently approved dwelling and is much more appropriate for this location in the open countryside.

The dwelling has been set to the rear of the plot, further back than any other dwellings along the street. However, the currently approved dwelling was also set well back within the plot. The adjacent property to the north has windows in its south-facing side elevation and pushing the dwelling back within the plot prevents the new dwelling from impacting on the level of light into and the outlook from these windows. The occupier of the adjacent property has supported the proposal, primarily due to the fact that the property is set back within the plot. Furthermore, the dwelling will sit on a similar building line to the range of outbuildings to the rear of the adjacent property. For these reasons it is considered that the siting of the dwelling is acceptable.

As described above, the siting of the proposed dwelling will prevent any loss of light occurring to the adjacent property to the north; it will also prevent any domineering impact on this dwelling. In addition to this, the omission of windows in the side elevation of the dwelling prevents any unacceptable overlooking. On this basis the proposal will not be harmful to the amenity of neighbouring residential properties.

The site is located within flood zone 2/3a of the council's Strategic Flood Risk Assessment, in a location where it would normally be required for the proposal to pass a sequential and exceptions test. However, as outlined above, the principle of a dwelling in this location has already been established by the current live consent and as such these tests are not necessary. It should also be noted that the Environment Agency has been consulted on the application and has raised no concerns as the site is located in flood zone 1 on their flood maps and the submitted Flood Risk Assessment offers acceptable flood mitigation measures.

The council's Highways department has been consulted and has raised no objections or concerns subject to suitable conditions being placed on any approval. The proposal is for a single dwelling at the end of a residential road and is provided with garaging and off-road parking. Furthermore, there is good visibility from the proposed access. Therefore the proposed development will not result in any unacceptable impact on highway safety.

The council's Environmental Health department has requested a condition relating to construction hours. However, there is only one dwelling immediately adjoining the site and it is considered that the erection of a single dwelling and garage on the site will have a very temporary and insignificant impact on the amenities of this dwelling. As such this condition

is not considered to be appropriate in this instance. Furthermore, it should be noted that neither of the previous two approvals contained such a condition.

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: PA/2014/0500/01, PA/2014/0500/02, PA/2014/0500/03 and PA/2014/0500/04.

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.

The existing vehicular access to the site shall be improved within highway limits in accordance with details to be submitted to 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.

5.

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.

6.

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.

7.

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 1

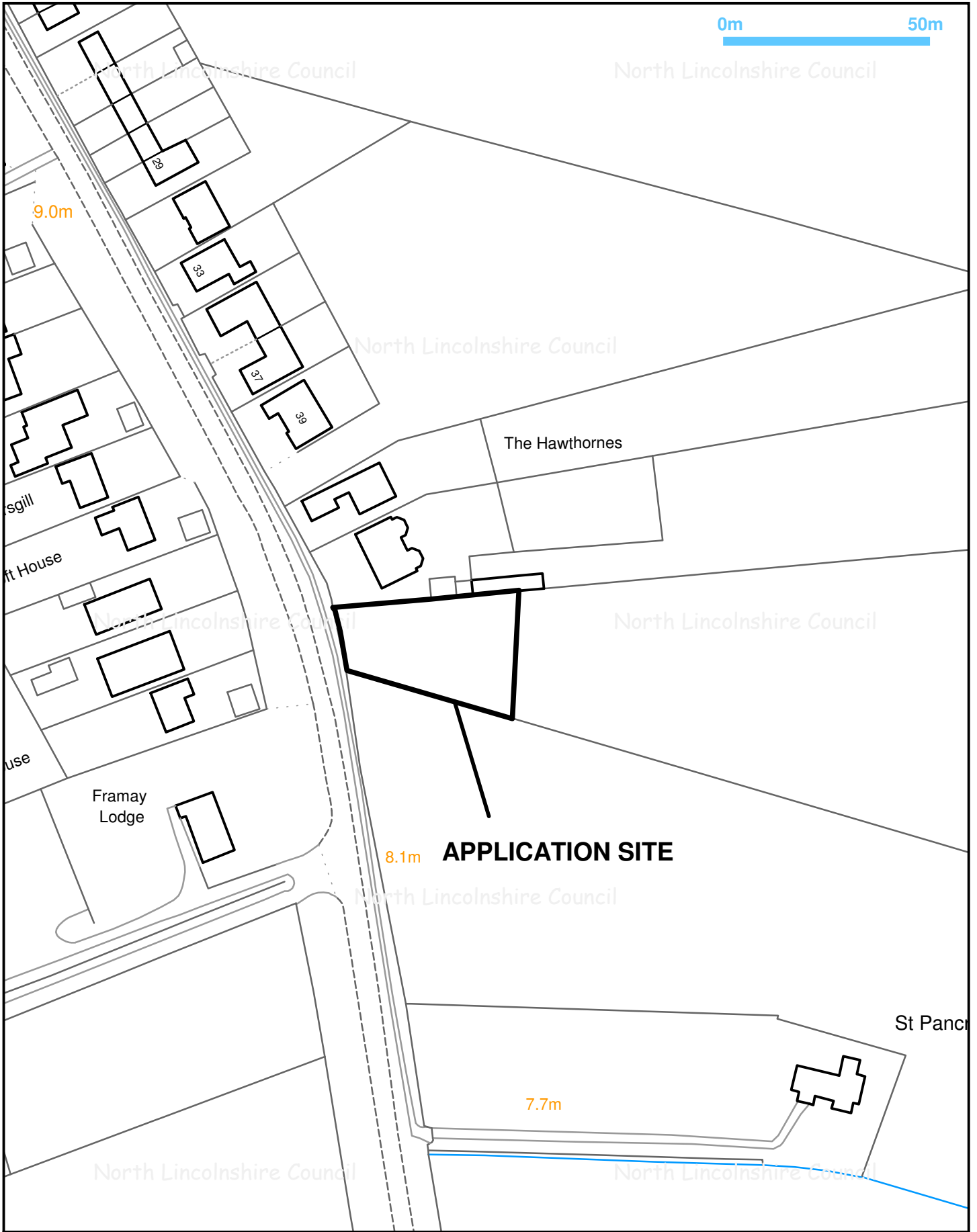
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

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.

0m 50m



Title: PA/2014/0500

Drawn by: Sue Barden

Date: 05/08/2014

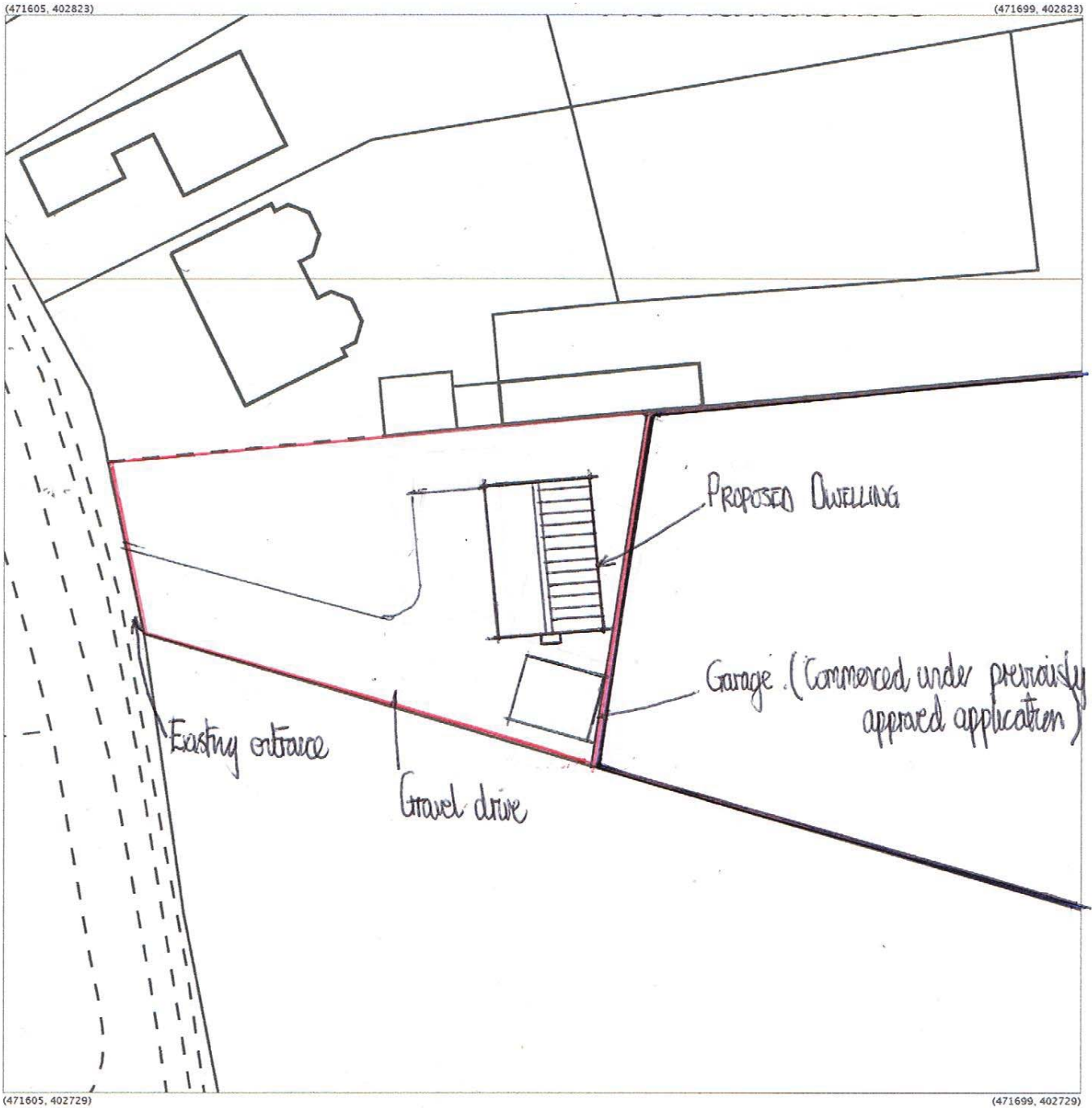
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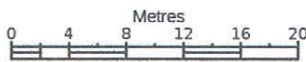
Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE



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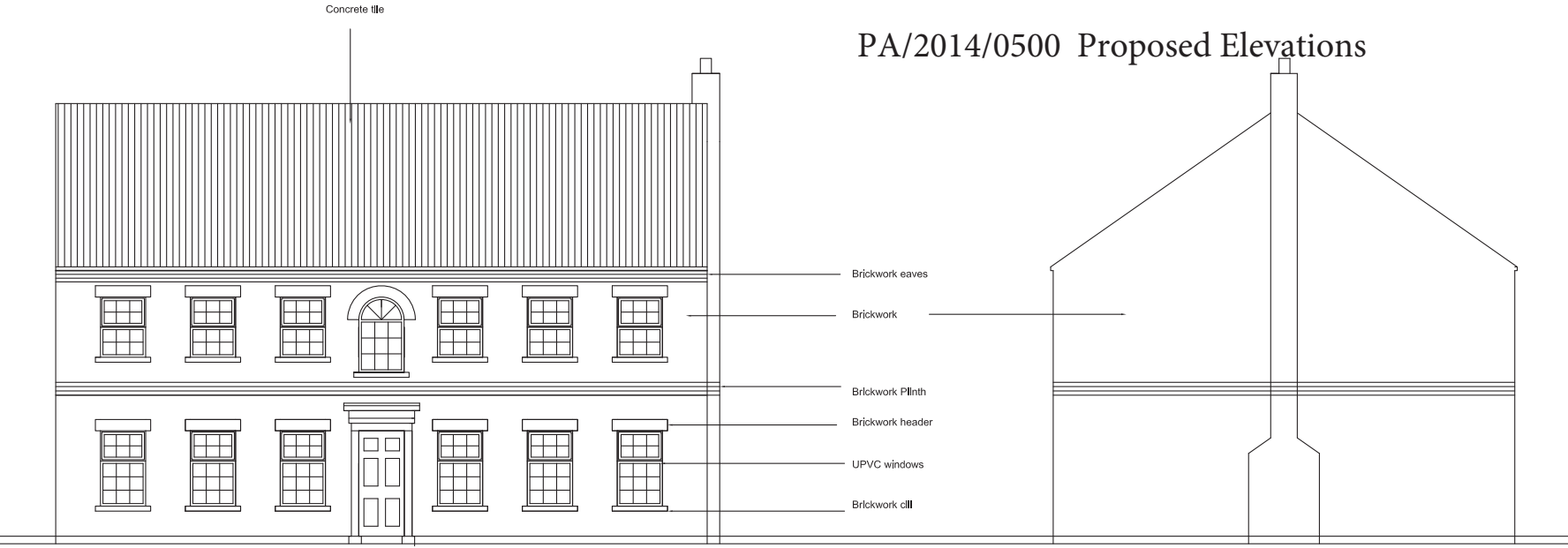
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Field Ln, Wroot, Doncaster

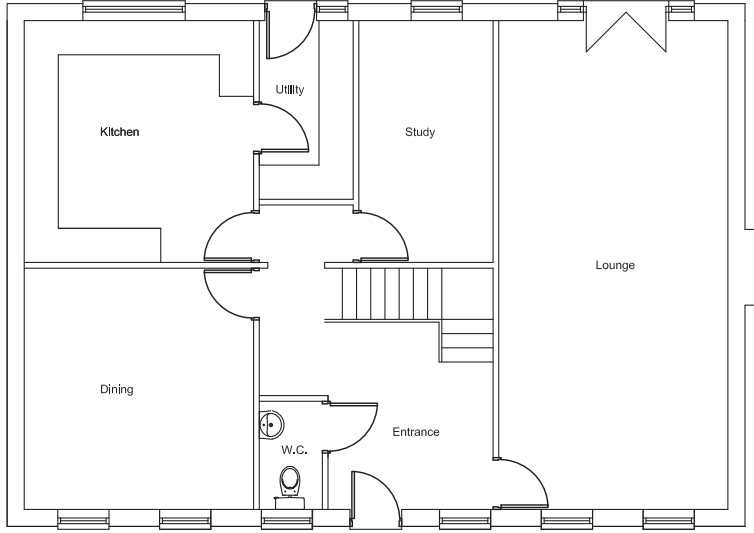
Supplied by: **Stanfords 02 May 2014**
Stanfords Ordnance Survey Partner
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Order Licence Reference: O1707045
Centre coordinates: 471652 402776

PA/2014/0500 Proposed Elevations



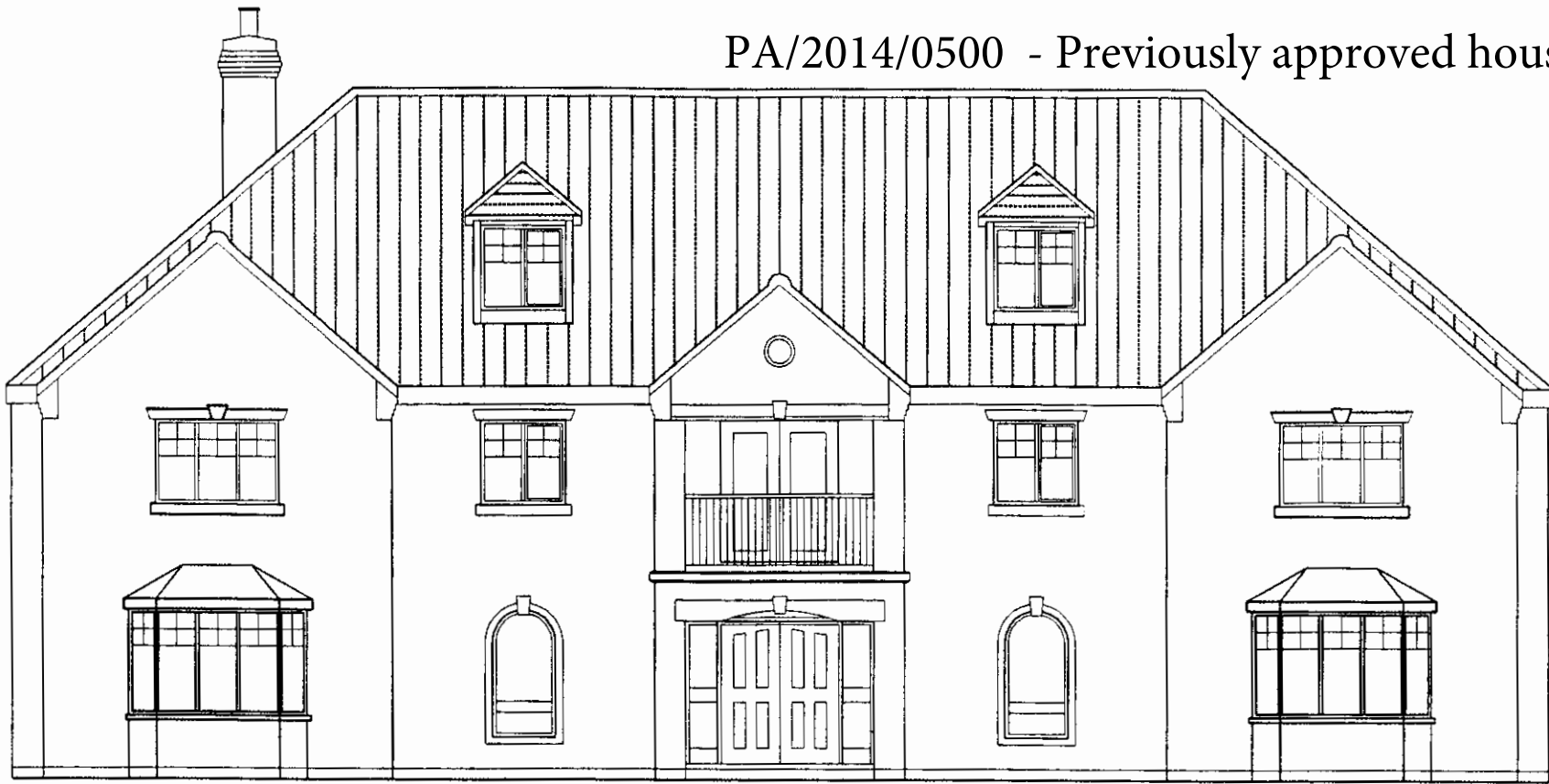
Front Elevation 1/100

Side Elevation 1/100

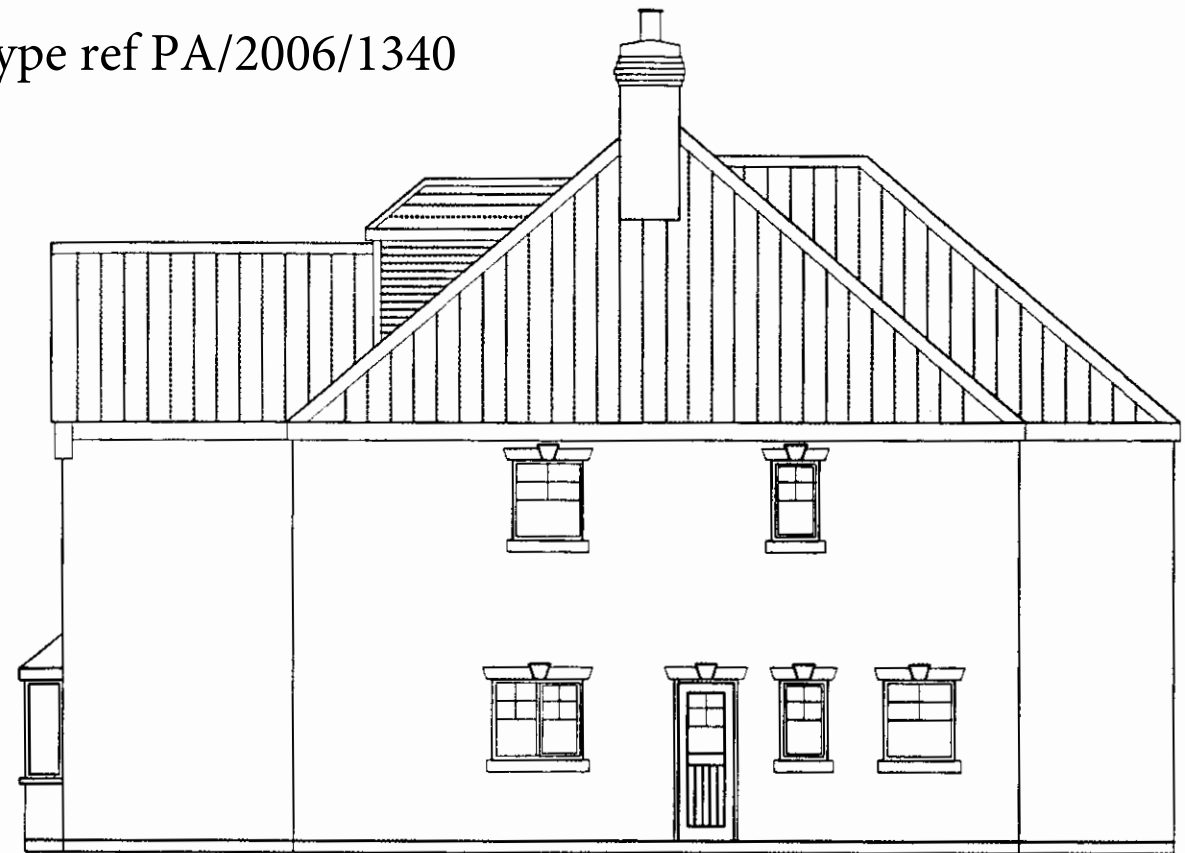


Ground Floor Plan 1/100

PA/2014/0500 - Previously approved house type ref PA/2006/1340



Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

29 AUG 2006