

APPLICATION NO	PA/2014/0514
APPLICANT	Miss J Irish
DEVELOPMENT	Outline planning permission to erect a detached bungalow and garage
LOCATION	Rear of Maristan, Church Side, Goxhill
PARISH	GOXHILL
WARD	Ferry
CASE OFFICER	Leanne Pogson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Officer discretion (Goxhill moratorium)

POLICIES

National Planning Policy Framework: Establishes a presumption in favour of sustainable development that should be seen as a golden thread running both through plan-making and decision taking. Core Planning Principles – underpin decision-taking and include, in part, the securing of high quality design and standards of amenity, different roles and the character of different areas, and encourage the effective use of land. Establishes an overarching requirement to significantly boost the supply of housing.

Section 6 – Delivering a wide choice of quality homes and will permit housing development on windfall sites where such sites have provided a reliable source of supply.

Section 7 – Requiring good design is an aspect of sustainable development and planning policies should not attempt to impose architectural styles or particular tastes.

National Planning Policy Guidance: Rural housing is essential to ensure viable use of local facilities such as schools, local shops, cultural venues, public houses and places of worship.

North Lincolnshire Local Plan: Policies H5 (New Housing Development), DS1 (General Requirements), T2 (Access to Development) and DS14 (Foul Sewage and Surface Water Drainage) apply.

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design in North Lincolnshire) apply.

CONSULTATIONS

Highways: Advise conditions (5 to 9).

Environmental Health: Advise conditions regarding construction.

PROW: No objections.

Historic Environment Record: No objections.

Anglian Water Developer Services: Awaiting comments.

Drainage Team: The proposed development has the potential to suffer from a level of flooding due to surface water run-off or drainage overflow. Care should be taken with floor levels and openings. Any advice offered by the Environment Agency or drainage authority should be acted upon.

PARISH COUNCIL

No comments received.

PUBLICITY

Neighbouring properties have been notified by letter. Two letters of objection have been received raising the following material issues:

- concerns regarding the access as it is narrow, in a poor state of repair and would be put under more pressure with heavy rain filling up the dyke
- drainage issues.

ASSESSMENT

The application site is part of the garden of a large detached house sat in large grounds. There is a good sized garden and driveway to the front of the property and a large lawned garden to the rear. There are existing hedges to the front and rear of the garden and the site is well landscaped. This planning application is for outline planning permission to erect a detached house to the rear of the existing dwelling. The majority of the properties in the immediate vicinity are bungalows (single-storey and dormer bungalows), although there is a two-storey dwelling to the side of the application site. The site is located within the development boundary for Goxhill, close to the village church.

The main issues in determining this application are whether the proposed dwelling would have an adverse impact on the highway or lead to adverse drainage problems in the vicinity.

Concerns have been raised regarding the poor state of repair of this part of the road. Whilst it is accepted that part of Church Side is somewhat worn, it is considered to be a safe access. Additionally Highways have been notified of the proposal and raise no objections to it subject to conditions. It should be noted that as this application is an outline application with all matters reserved, full details of the location, siting and construction of the access are not yet known and therefore further comments cannot be made at this stage. A condition will be included to ensure that no surface water will run off any vehicular access onto the highway which should reduce the risk of any future flooding of the highway from this development. Subsequently the proposal is considered to comply with policy T2 which states that all developments must be provided with a satisfactory access.

Goxhill has suffered from surface water drainage problems since the floods of 2007. As such all proposals for new housing development must have satisfactory drainage. The council's drainage team has commented on the application stating that the site has a potential to suffer from a level of surface water flooding or drainage overflow and so care must be taken with floor levels and openings. As this application is at outline stage only, no details have been provided regarding levels, openings or drainage systems. It is suggested that stringent drainage conditions be imposed if permission is granted to ensure a satisfactory drainage scheme is achieved. Percolation and other checks may be necessary to determine the best scheme for this site, however it is considered that an appropriate drainage system can be achieved and would be dependent on the siting and design of the property, which will be assessed with the submission of reserved matters. The proposal therefore complies with policy DS14 of the local plan which states that there is a requirement for satisfactory provision to be made for the disposal of foul and surface water from new developments either by agreeing details before planning permission is granted or by imposing conditions on a planning permission.

The applicant has applied for planning permission for a bungalow and garage. This is considered appropriate due to the majority of dwellings in the vicinity being single-storey. No indicative plans or elevations have been submitted with this outline application, therefore the design and impact on amenity will be assessed at the reserved matters stage. However, due to the size, location and surroundings of the plot, it is not considered that a bungalow in this location would have any adverse impact on the amenity of neighbouring properties or on the character and appearance of the area.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale, and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 3(1) of the Town & Country Planning (General Development Procedure) Order 1995.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

6.

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.

7.

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.

8.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

9.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

10.

Construction operations shall be limited to the following hours:

8am to 6pm Monday to Friday; and

8am to 1pm on Saturdays.

No construction operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To minimise the impact of the development on adjacent properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

11.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and the dwelling shall not be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

Informative1

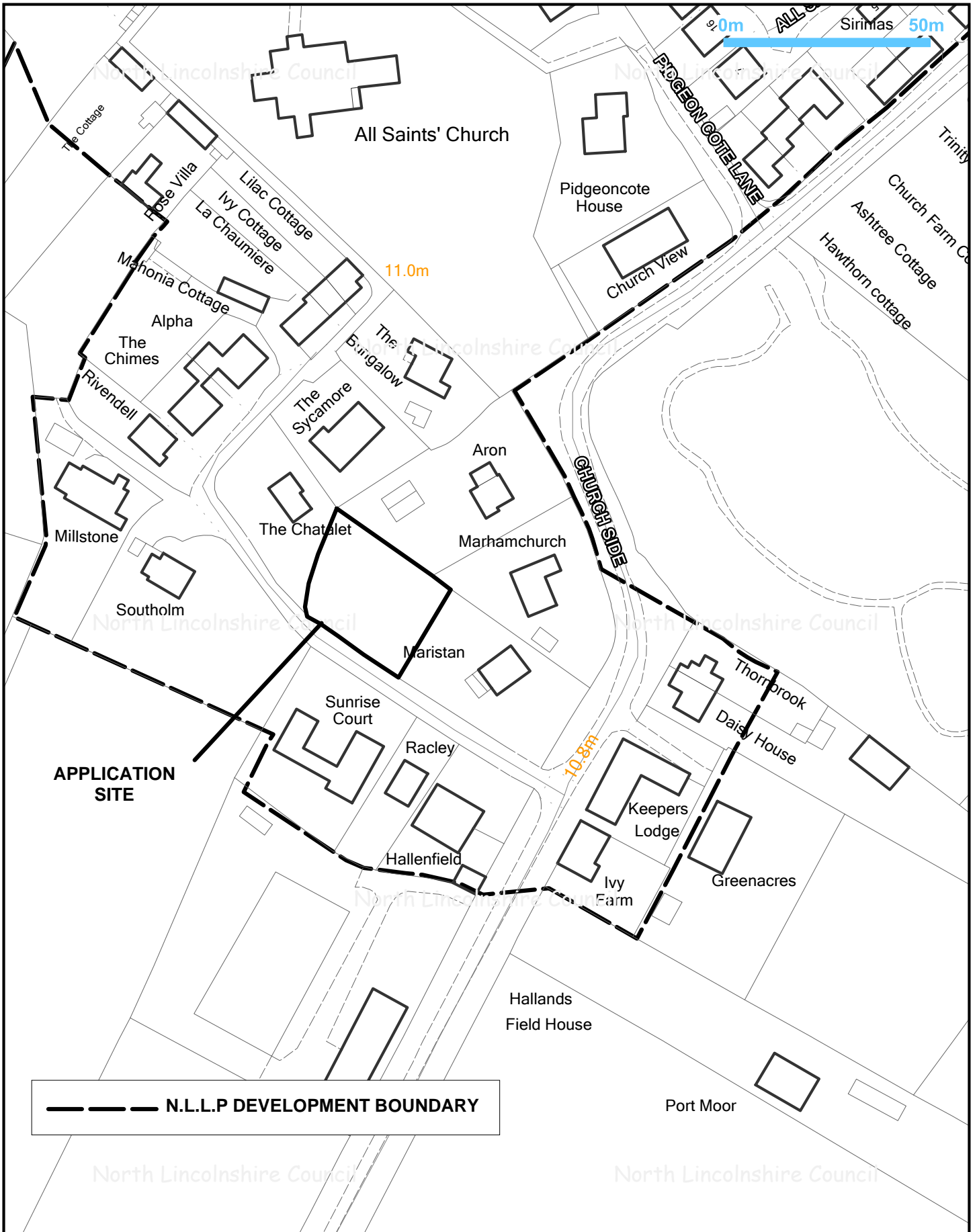
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:


- 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.



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Drawn by: Sue Barden	Date: 26/11/2014	Scale 1:1250	
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