

APPLICATION NO PA/2014/0953

APPLICANT Mr G Maycock

DEVELOPMENT Outline planning permission to erect a bungalow

LOCATION Land adjacent to Mayscroft Ings Lane, Hibaldstow

PARISH HIBALDSTOW

WARD Ridge

CASE OFFICER Leanne Pogson

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Agent request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 35 of Core Planning Principle 4 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 of Core Planning Principle 6 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 64 of Core Planning Principle 7 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.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

North Lincolnshire Local Plan: Policies RD2 (Development in the Open Countryside) and DS1 (General Requirements) apply.

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development) and CS3 (Development Limits) apply.

CONSULTATIONS

Highways: Advise conditions.

Environmental Health: Advise conditions regarding construction.

PARISH COUNCIL

No response received.

PUBLICITY

Neighbouring properties have been notified by letter. No comments have been received.

ASSESSMENT

This application was deferred at the Planning Committee meeting held on 14 January 2015 to enable members to visit the site prior to making a decision.

The application site is a detached house located outside the village of Hibaldstow. The site is outside the development boundary and is, in planning terms, in the open countryside. There is an existing field/paddock to the side of the dwelling, where this application seeks outline planning permission for a single-storey detached dwelling, with all matters reserved for subsequent approval. The proposed dwelling would initially be used for accommodation for the applicant's elderly mother, who requires a level of care which is not currently available. In the long term the dwelling would be a 'market dwelling'.

The main issue in determining this application is whether a dwelling in this location would be a sustainable form of development.

Policy RD2 of the North Lincolnshire Local Plan sets out the type of development which would be considered appropriate in the open countryside and the criteria which all applications outside development boundaries will be assessed. This policy only supports residential development in such locations where it is to meet an essential proven need and the open countryside is the only appropriate location for the development. An example of such a need would be for a farm worker's dwelling on an established agricultural business. Policy CS3 of the Core Strategy also restricts development in the countryside to that which is essential for the functioning of the countryside.

This application has arisen as the applicant's elderly mother needs a higher level of care than can currently be given. The dwelling is therefore proposed to allow her family to give her some extra support. However, as this application is not for dependant relative accommodation within the curtilage of the existing dwelling, the application is assessed as a market dwelling, which is not an affordable dwelling or otherwise essential to meet the needs of an agricultural or forestry worker, essential to the functioning of the countryside. As such it would not be possible to tie this dwelling by condition to the host dwelling, and subsequently a new dwelling outside the development boundary would be created.

The proposed dwelling is located within a row of residential development, however this is well separated from the main body of the village. The proposal is not considered to be infill

development and it is not considered to be in a sustainable location due to it being outside the village centre and its clear visual and physical separation from the village. It is likely that occupiers of a dwelling in this location would rely on transport by private car rather than sustainable travel methods. The proposal is therefore considered to be contrary to policies CS3 of the Core Strategy and RD2 of the local plan.

Whilst the needs of the applicant to house an elderly relative are understood, a new dwelling outside the defined development boundary is not considered an appropriate form of development and certainly does not justify an exception to policy. The reasons for the application are not considered to outweigh the harm that this development would cause in terms of sustainability. It is considered that there is adequate space to erect ancillary accommodation within the curtilage of the property to be used as a 'granny annex', which can then become part of the main dwelling in the future. As such an application for residential development in this location is considered to be unsustainable and does not meet the criteria for it to be considered as an exception to local or national planning policy.

RECOMMENDATION Refuse permission for the following reasons:

The site is located outside a defined development boundary where residential development is strictly controlled. As the proposed development is not for accommodation for an essential agricultural or forestry worker and no other justification has been submitted to justify residential development in this unsustainable location, the proposal is contrary to policy RD2 of the North Lincolnshire Local Plan, policies CS1, CS2 and CS3 of the North Lincolnshire Core Strategy and paragraph 49 of the National Planning Policy Framework.

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.

