

APPLICATION NO PA/2015/0177

APPLICANT Mr M Chipp

DEVELOPMENT Outline planning permission to erect a detached house and garage with appearance, layout, scale and landscaping reserved for subsequent approval

LOCATION Land adjacent to 33 Brethergate, Westwoodside, Haxey

PARISH HAXEY

WARD Axholme South

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION Refuse permission

REASONS FOR REFERENCE TO COMMITTEE Applicant request to address the committee

POLICIES

National Planning Policy Framework: Paragraph 55 states that ‘Local planning authorities should avoid new isolated homes in the open countryside unless there are special circumstances such as:

the essential need for a rural worker to live permanently at or near to their place of work; or
where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
the exceptional quality or innovative nature of the design of the dwelling.’

North Lincolnshire Local Plan: Policies DS1 (General Requirements), LC14 (Area of Special Historic Landscape Interest) and RD2 (Development in the Open Countryside) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development) and CS3 (Development Limits) apply

CONSULTATIONS

Highways: No objections subject to conditions.

Severn Trent Water Ltd: No response at time of writing.

Environment Agency: No objections.

Environmental Protection: No response at time of writing.

PARISH COUNCIL

No response at time of writing.

PUBLICITY

Neighbouring properties have been notified. One response has been received raising the following issues:

The development will create overlooking and overshadowing to adjacent property and take light away from habitable room windows.

The development would reduce the open aspect of the area reducing privacy and affecting views.

The applicant claims the development is infill. It is not infill but ribbon development that does not comply with policy as it is outside the development boundary.

This is not sustainable development as it is outside the development boundary and the council does have a five-year housing plan.

The proposal will result in loss of agricultural land.

The application does not pass any exceptions or sequential tests.

ASSESSMENT

Outline planning permission is sought to erect one detached dwelling, with access to be considered, on a plot of land that is outside the current development boundary for Westwoodside, and is also outside the settlement boundary in the emerging plan. The site measures approximately 14 metres wide and 65 metres deep. Access to the site is proposed directly onto Brethergate. The site has existing residential development to the east, with open countryside to the north and west.

The main issue in the determination of this application is whether or not a new dwelling can be justified in the open countryside, and whether the proposal will affect residential amenity.

The site is located in the open countryside, wherein residential development is normally restricted to that which is essential for the purposes of agriculture or some other essential countryside use. In this particular case no justification has been put forward to demonstrate that there is an essential need to site a dwelling in this location. The applicant claims that the council does not have a five-year supply of housing land, and therefore the current policies are out-of-date and the application should be considered as being sustainable development. However, this is not the case and it can be demonstrated that there is a five-year housing land supply in North Lincolnshire.

One letter of objection has been received from the adjacent dwelling concerned about the impact of the proposed development on residential amenity, and that the application site is

outside the settlement boundary. As the application is in outline form, no details of the design of the dwelling have been submitted for consideration, therefore the impact on residential amenity would be considered at the reserved matters stage, if outline permission were to be granted. The development is, as stated, outside both the existing and proposed settlement boundary for Westwoodside, and careful consideration needs to be given to the justification provided in support of the application.

The site also lies within an area allocated as LC14 (Area of Special Historic Landscape Interest). However, as the site is on the edge of the existing settlement boundary, and does not encroach significantly into this allocated area, it is considered that the development would not have a detrimental impact on the character of this area.

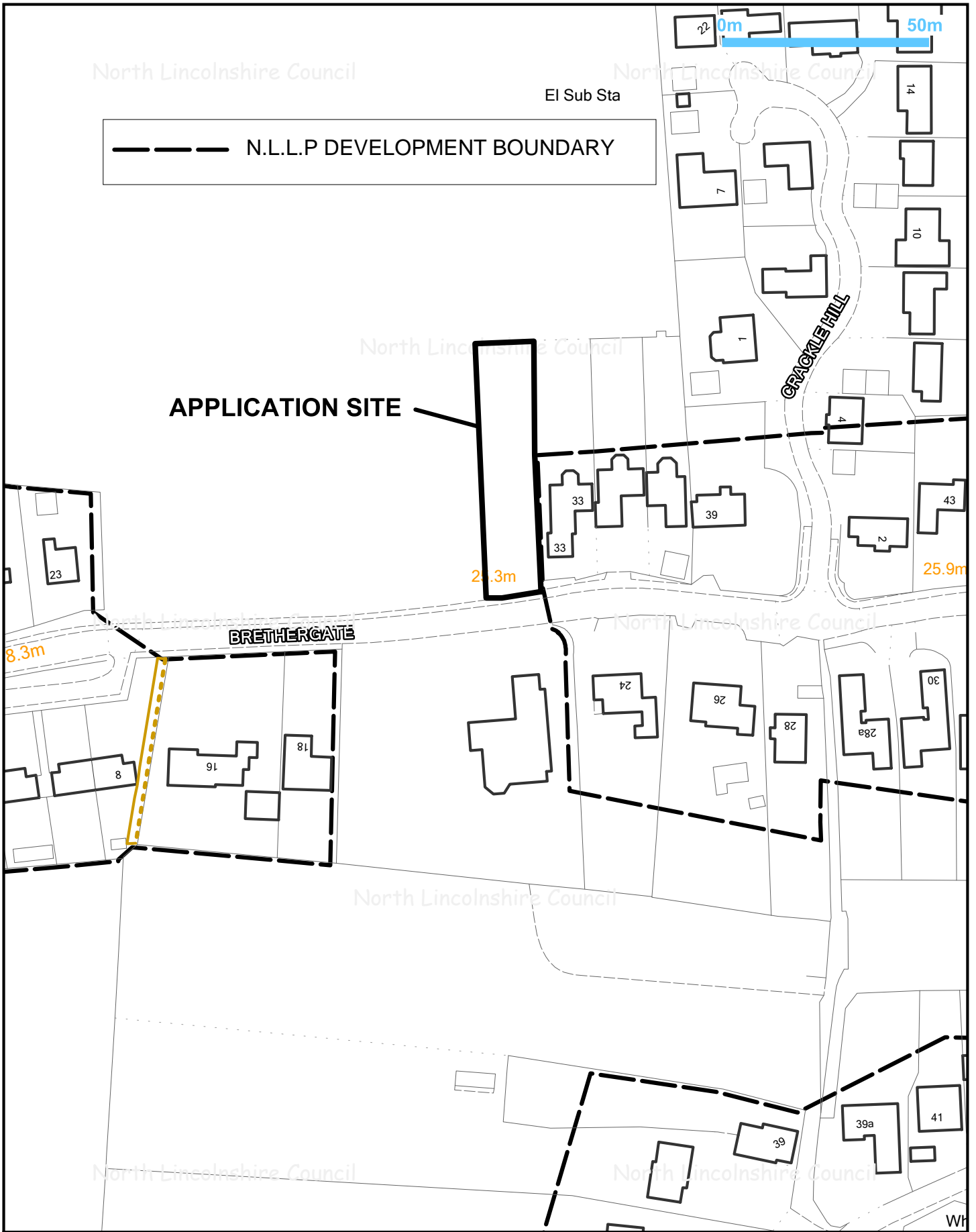
As the applicant has failed to demonstrate that there is an essential need to build a dwelling in this location, the proposal is considered to be contrary to the requirements of policies DS1 and RD2 of the North Lincolnshire Local Plan, policies CS1, CS2 and CS3 of the Core Strategy and guidance contained in the National Planning Policy Framework, in particular paragraph 55, and is therefore recommended for refusal.

RECOMMENDATION Refuse permission for the following reasons:

The proposed development lies outside the development boundary for the settlement of Westwoodside where development is restricted to that which is essential to the functioning of agricultural or forestry enterprises. No information has been submitted to show that the proposed development is for the purposes of housing essential agricultural or forestry workers at or near their place of work. The proposal is therefore considered contrary to policies RD2 of the North Lincolnshire Local Plan, CS1, CS2 and CS3 of the North Lincolnshire Core Strategy and paragraph 55 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.



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