

APPLICATION NO	PA/2015/0295
APPLICANT	Mr C Davis, Premier Equine
DEVELOPMENT	Planning permission to erect extensions and remodel existing house and stables
LOCATION	Uplands Lodge, East Marsh Road, Goxhill
PARISH	GOXHILL
WARD	Ferry
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Contrary to policy RD10 of the North Lincolnshire Local Plan, as the proposed extensions add more than 20% additional volume to the dwelling

POLICIES

National Planning Policy Framework: Paragraph 56 states that good 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 the area and the way it functions.

North Lincolnshire Local Plan: Policy DS1 – General Requirements

Policy RD2 – Development in the Open Countryside

Policy RD10 – Replacement, Alterations and Extensions to Dwellings in the Open Countryside

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

CONSULTATIONS

Highways: No objection to the proposed development.

Drainage Team: No objection but offer informative comments.

Environmental Health: No objection subject to conditions.

Environment Agency: No objection but offer informative advice with regard to flood risk in the area.

PARISH COUNCIL

No response received.

PUBLICITY

Neighbouring properties have been notified by letter. No comments or objections have been received from neighbouring properties.

ASSESSMENT

The application site is an existing equestrian facility located in the open countryside outside Goxhill. The site consists of a dwelling, a large range of stables, a converted office building and a large agricultural/industrial building as well as associated hard surfaces and parking/turning areas. The site is in a relatively isolated position a significant distance outside the defined development boundary for Goxhill. The surrounding area is predominantly agricultural in nature and the site is surrounded by open fields, with relatively open boundaries. This application seeks planning permission to erect extensions to and remodel the existing dwelling and attached stables.

The main issue to consider in the determination of this application is whether the scale and appearance of the proposed extensions would be harmful to the character or appearance of the open countryside.

The proposed extensions will result in a large dwelling and will add 82% in terms of volume to the original dwelling which is significantly more than the 20% additional volume allowed by policy RD10 of the North Lincolnshire Local Plan. The intention of this policy and the volume restriction set out within it is to protect the character of the open countryside. The applicant dwelling forms part of a large range of buildings, including the stable blocks and attached converted office building, and the dwelling stands to the rear of these other structures. The proposed extensions are therefore located towards the rear of the site, screened from East Marsh Road by existing buildings. Where the extensions are visible from a public highway they will be seen against the backdrop of existing buildings on the site. The works have been designed to complement the existing structures and will result in an attractive courtyard development. Furthermore, it is proposed to use good quality materials, including York handmade bricks and a slate roof. For these reasons it is considered that the proposed extensions and remodelling, whilst large in scale, will have no significant impact on the character or appearance of the open countryside.

There are no neighbouring properties directly adjacent to the application site and as such the proposed extensions will not result in any unacceptable loss of amenity to neighbouring properties.

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: 1476 - 001 A, 1476 - 003 A, 1476 - 105 B, 1476 - 107 A and 1476 - 050.

Reason

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

3.

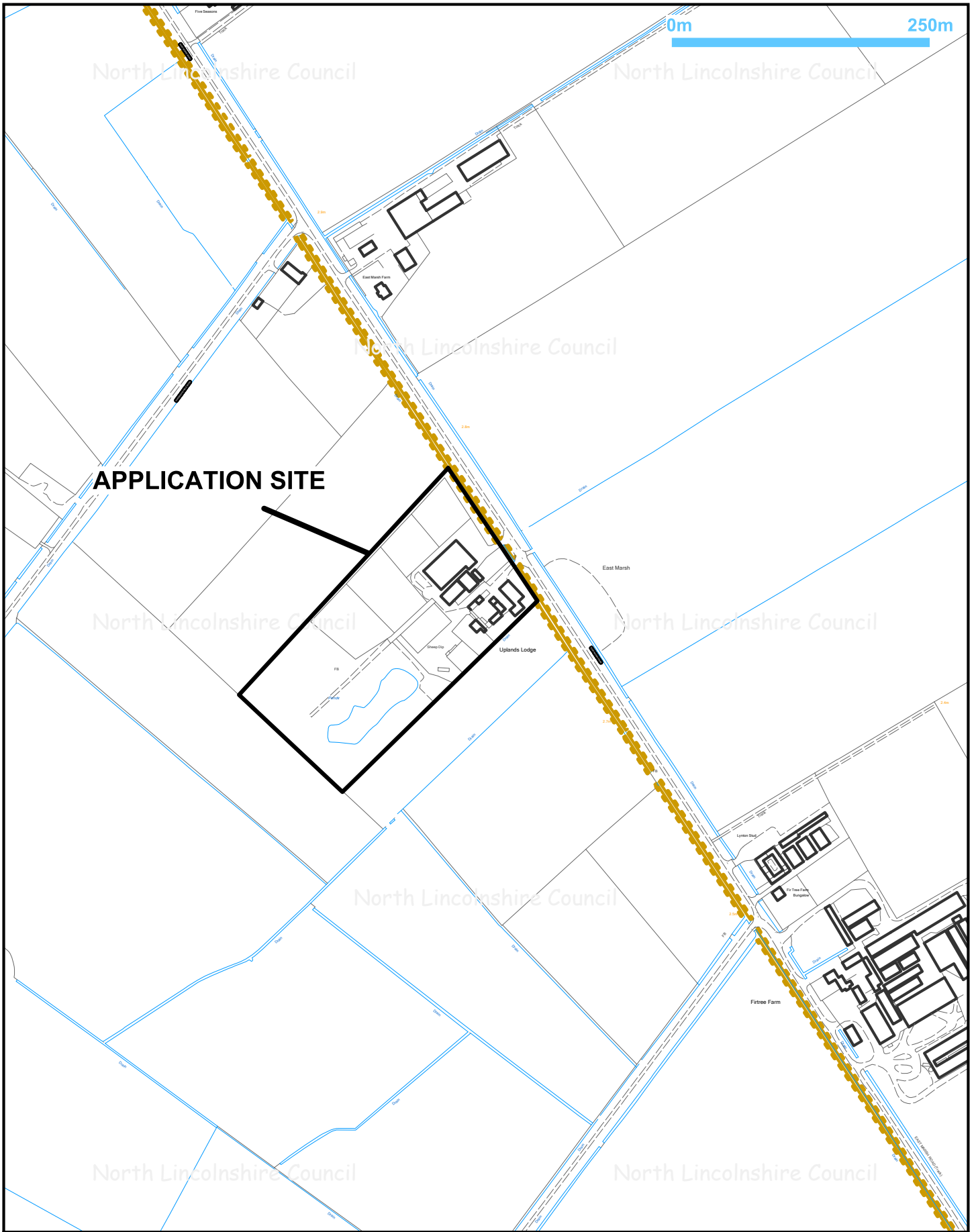
The materials used for the development shall be those stated in section 2.3 of the submitted Design and Access Statement dated March 2015, unless otherwise agreed in writing by the local planning authority.

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.

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.

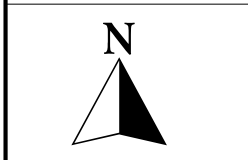


Title: PA/2015/0295

Drawn by: Sue Barden

Date: 19/05/2015

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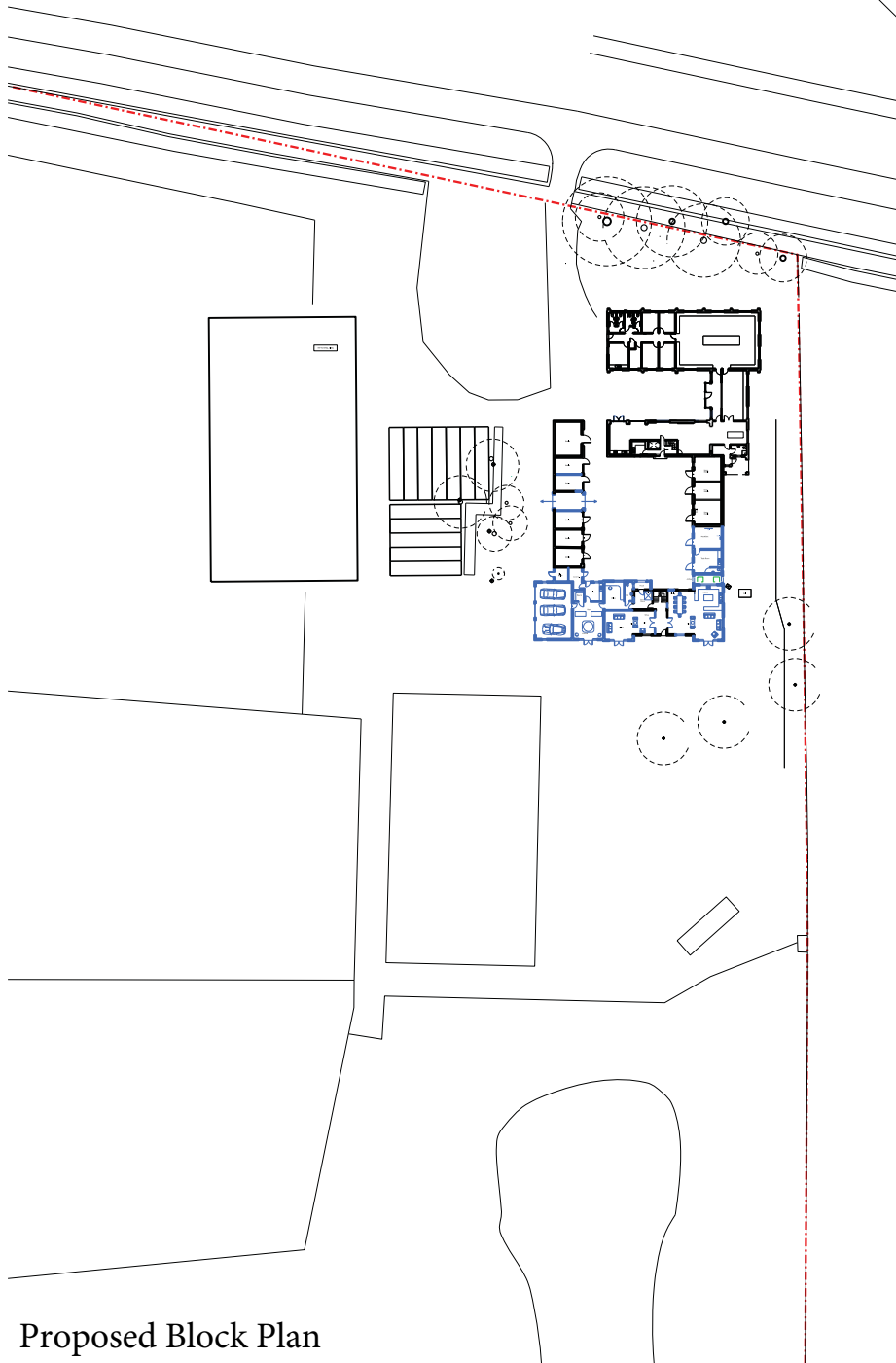
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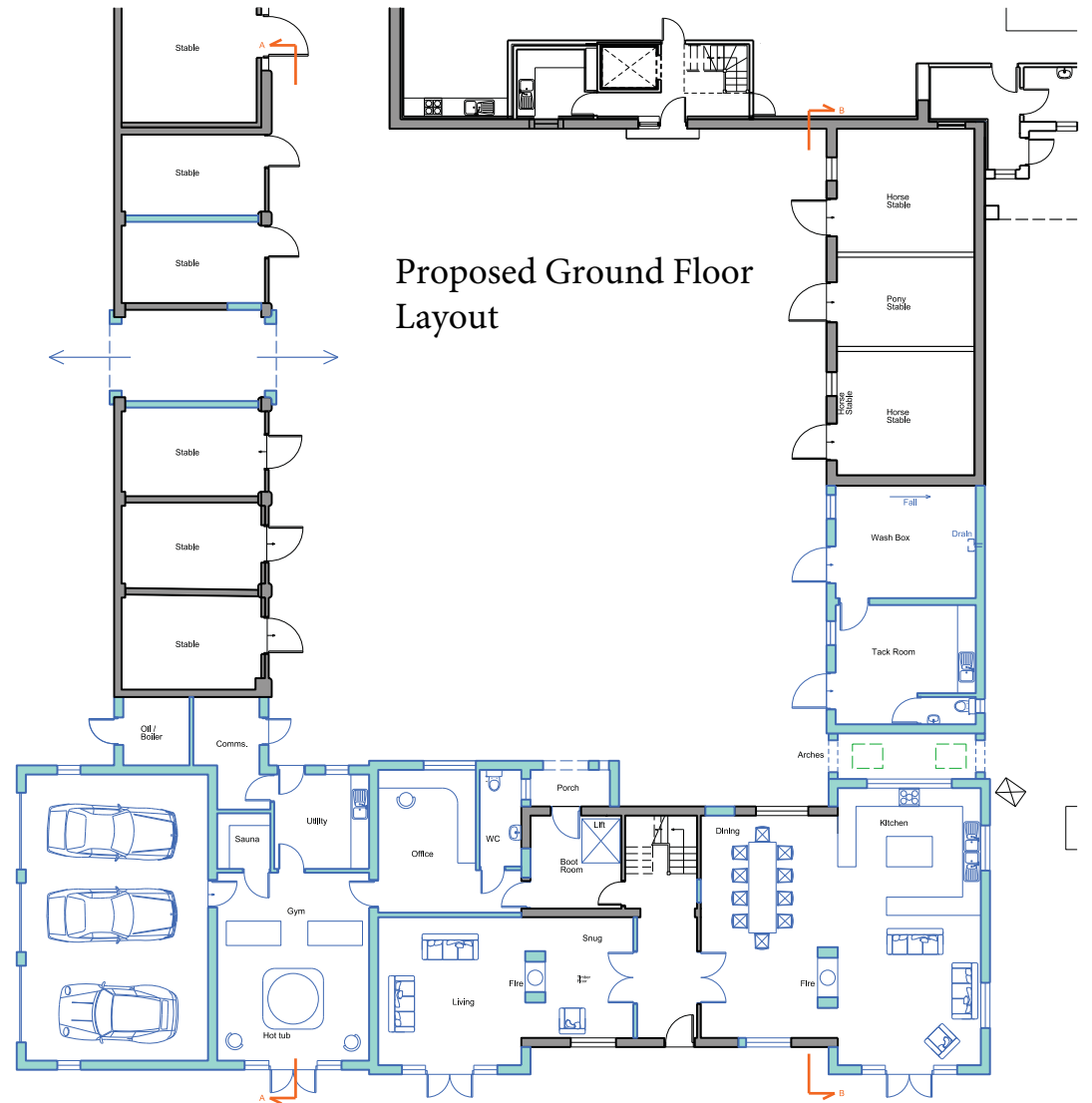
Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

PA/2015/0295 Proposed Layout

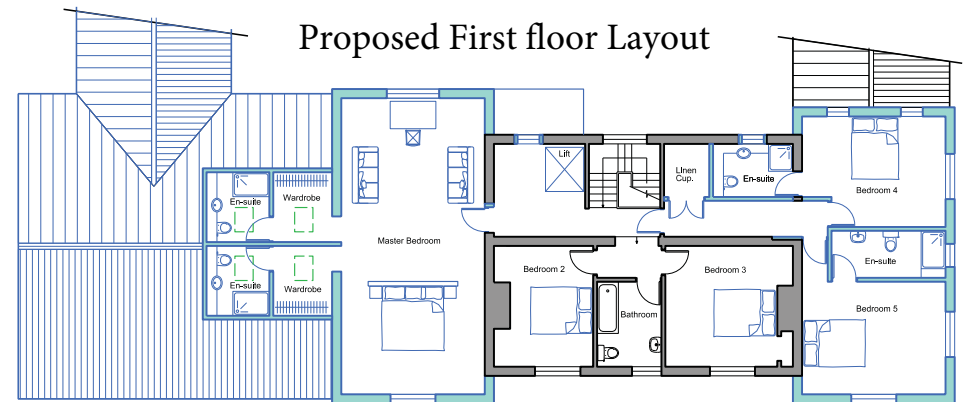
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Proposed Block Plan



Proposed Ground Floor Layout



Proposed First floor Layout