

APPLICATION NO	PA/2015/0400
APPLICANT	Mrs J Ellis
DEVELOPMENT	Outline planning permission to erect a detached bungalow (all matters reserved for subsequent approval)
LOCATION	Land adjacent to 39 Burnham Road, Epworth
PARISH	EPWORTH
WARD	Axholme Central
CASE OFFICER	James Roberts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council

POLICIES

National Planning Policy Framework:

Paragraph 14 – 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 – 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.

Paragraph 37 – 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 – 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 56 – good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan:

Policy H5 – New Housing Development

Policy H7 – Backland and Tandem Development

Policy H8 – Housing Design and Housing Mix

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

CONSULTATIONS

Highways: No objections subject to conditions relating to means of access, prevention of surface water run-off, prevention of loose material entering the highway, and provision of vehicular access and parking.

Environmental Health: Recommend conditions in respect of demolition/construction hours and contamination investigation.

Severn Trent Water Ltd: No objections.

Yorkshire Water: No response received.

Drainage: No objection subject to an informative.

EPWORTH TOWN COUNCIL

Object on the grounds that the proposal would result in a cramped form of development which would be detrimental to the character of the area and contrary to policy.

PUBLICITY

Neighbouring occupiers have been notified. No comments have been received.

ASSESSMENT

The application site comprises part of the side garden area of 39 Burnham Road, Epworth. The existing dwelling is a two-storey property constructed in red brick with

an extensive garden area to sides and rear. The site is located in a predominately residential area featuring properties which vary in size and style.

The main issues in the determination of this planning application are the principle of development, and impact on the character and appearance of the area and on residential amenity.

Principle of development

Previous applications for residential development on this site have been refused on the grounds that they would have resulted in a harmful impact on the character of the area (PA/2008/0359 and PA/2008/1352).

The previous decisions are considered of relevance although it is acknowledged that planning policy has been updated in the intervening period by way of the publication of the National Planning Policy Framework and adoption of the council's Core Strategy.

The proposal would result in the development of greenfield land within the Epworth settlement boundary. Policy CS1 states that residential developments can be accommodated in market towns provided they are sustainable in nature and are restricted to those which reflect the size of the existing settlements and which do not exceed the capacity of existing infrastructure. Given the scale of the proposal it would not undermine the spatial objectives for the area and would not exceed the capacity of existing infrastructure.

It is acknowledged that the proposal represents development on greenfield land. However, neither national nor local policy precludes developments of this nature provided they are not harmful to the character of an area or wider sustainability objectives. Subject to further consideration of matters relating to character, other material planning considerations, and given the highly sustainable location of the site, it is considered that the scheme would be broadly compatible with the spatial objectives for new development within North Lincolnshire. The principle of development is therefore considered acceptable.

Impact on character and appearance of the area

Previous applications have been refused on the grounds that they would not be in keeping with the prevailing character of the area. The current application seeks outline permission with all matters reserved. During consideration of the application the applicant has increased the width of the plot (closer to the host property) in an attempt to address concerns that the proposal would result in a cramped form of development.

The revised red line boundary would require the removal of the existing conservatory to the side of the host property, thus freeing up space for the proposed dwelling. The submitted site plan shows that the footprint of a small dwelling could be accommodated within the site whilst providing a reasonable garden area to rear and sides. Furthermore, the proposed pattern of development and proposed plot size is not considered incompatible with the character of the area given the range of dwelling types in the locality.

It is therefore considered that the revised scheme has adequately addressed the previous reasons for refusal relating to character and that the siting of a dwelling within the site could be achieved without resulting in unacceptable harm to the character of the site or surrounding area.

Impact on residential amenity

Whilst the application is for outline permission with all matters reserved, consideration should be given to whether a dwelling could be accommodated within the site without resulting in unacceptable harm to living conditions at any neighbouring dwelling. The proposal would require the removal of the existing conservatory to the side of the host property. It is also probable that any future scheme for reserved matters would require the blocking up of some of the openings to the side of the host property. These requirements are not considered to be prohibitive to the granting of outline permission as they relate to the host property and could be incorporated without resulting in unacceptable harm to living conditions at the dwelling.

A dwelling could be positioned within the site with main openings to front and rear. This would reflect existing arrangements along Burnham Road and could be designed so as to protect privacy at neighbouring dwellings. Any future application for reserved matters will need to have regard to the need for the dwelling to be of an appropriate scale, for windows to sides to be limited and for the design to be sympathetic to the character of the locality. Subject to careful consideration of these issues it is concluded that a dwelling could be accommodated within the site without resulting in material harm to living conditions at any neighbouring property.

Conclusion

The applicant has extended the size of the red line boundary to address concerns that the proposal would result in a cramped form of development. Following this amendment, and subject to further assessment of detailed matters at reserved matters stage, it is considered that the proposal has addressed the previous reasons for refusal. It is considered that the siting of a single dwelling within the site would not be harmful to the character of the site or surrounding area, would not result in harm to neighbouring living conditions and would not undermine the council's spatial objectives for the area. It is therefore concluded that the proposal sufficiently accords with adopted planning policy and guidance.

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.

The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan as amended (received 03.05.2015).

Reason

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

6.

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

Reason

To ensure a sustainable drainage scheme can be provided prior to the commencement of development and to ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

7.

The development hereby approved shall not be occupied until details of boundary treatments have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the approved details have

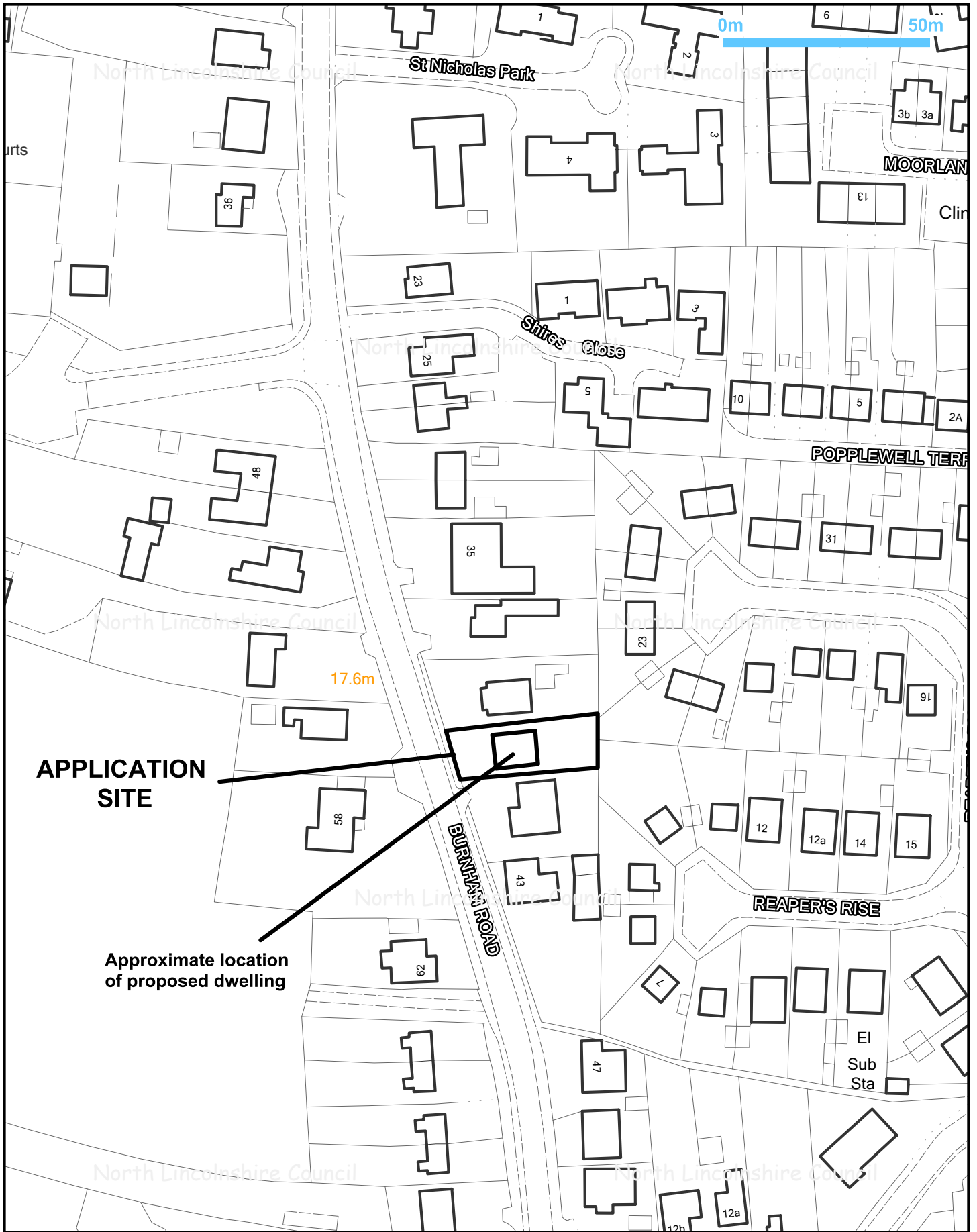
been fully implemented on site. The details shall thereafter be retained unless otherwise agreed in writing with the local planning authority.

Reason

To provide an appropriate level of screening in accordance with policies H8 and 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.



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Drawn by: Sue Barden

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SITE LOCATION PLAN

AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 478080 , 403537

