

APPLICATION NO	PA/2015/0532
APPLICANT	Mr R Mills North Lincs Property Ltd
DEVELOPMENT	Planning permission for the erection of a detached house and garages
LOCATION	Plot adjacent to 85 Burnham Road, Epworth
PARISH	EPWORTH
WARD	Axholme Central
CASE OFFICER	James Roberts
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Robinson – the proposal would be detrimental to vehicular and pedestrian safety)

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 following the submission of amended boundary treatment details.

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

Drainage: No objection subject to an informative.

TOWN COUNCIL

No objections but comment that the boundary wall should be designed to limit harm to highway safety.

PUBLICITY

Neighbouring occupiers have been notified. One letter of objection has been received from the neighbouring occupier (Isle View) raising the following concerns:

- The submitted documentation is misleading. (The plans have been checked and a site visit carried out. It is considered that sufficient evidence has been provided to enable an accurate assessment to be carried out.)
- The proposal would harm living conditions at the neighbouring property.
- The proposal would be detrimental to vehicular and pedestrian safety.

ASSESSMENT

The application site comprises part of the side garden area of 85 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, residential amenity, and highway safety.

Principle of development

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 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

The proposal includes a large detached dwelling with detached double garage to front. Both buildings would feature pitched roof designs. The scheme also includes boundary treatment to the front of the site in the form of brick walling with iron railings above.

It is accepted that the proposed dwelling is of considerable scale. However, it is considered that the plot is large enough to accommodate the proposed dwelling without resulting in a cramped form of development. Furthermore, the surrounding area features a range of property types which vary in terms of scale and design. In particular, the existing dwelling at 91A Burnham Road is of similar size and design to that currently under consideration. In addition it is noted that a number of properties in the area feature garages to the front. In light of these factors, and given that the proposed built form would be set back from the front of the site, it is considered that the scheme would not result in unacceptable harm to the character of the site or surrounding area. A condition controlling external materials is recommended.

Impact on residential amenity

The proposed dwelling would be of considerable scale and it is acknowledged that both the adjacent dwellings feature window openings which face towards the site. However, the application site would be defined by 1.8 metre high close-boarded fencing and the main openings for the proposed dwelling would be located to the front and rear of the proposed dwelling. Subject to a condition for any first and second-floor openings to the side being obscure-glazed it is considered that the proposal would not unacceptably harm privacy at any neighbouring dwelling. Furthermore, given the orientation with neighbouring dwellings, and the proposed 1.8 metre high fencing around the perimeter of the site, it is considered that the scheme would not result in a significant increase in overshadowing or result in an unacceptably oppressive feature when viewed from any neighbouring dwelling.

It is therefore considered that the proposal can be accommodated within the site without resulting in unacceptable harm to living conditions at any neighbouring property.

Highway safety

During consideration of the application the applicant has amended the boundary treatment to the front so as to lower the proposed walling and subsequently improve visibility. The council's Highways team has subsequently confirmed that the scheme is acceptable. Given the scale of the proposed development it is considered that the scheme would not result in a significant increase in vehicular movements on the highway network. The highway-related implications of the scheme are therefore considered acceptable.

Conclusion

The applicant has amended the proposed boundary treatments to the front of the site to ensure that appropriate visibility is provided. Following this amendment it is considered that the proposal would not be detrimental to highway safety, 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.
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: 1A of 4, 2Amd of 4, 3 of 4 (received 05.06.2015) and 4A of 4.

Reason

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

3.
The dwelling hereby approved shall not be occupied until 1.8 metre high close-boarded fencing has been erected along the northern, eastern and southern boundaries of the site as shown on the site plan hereby approved.

Reason

In the interests of neighbouring amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

4.
The dwelling hereby approved shall not be occupied until the first and second-floor windows to the northern and southern (side) elevations of the approved dwelling have been obscure-glazed. The windows shall thereafter remain obscure-glazed for the lifetime of the development.

Reason

In the interests of neighbouring amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

5.

If during development any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

6.

No external materials shall be applied to the approved building until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development. Only the approved materials shall be used in the construction of the dwelling.

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.

7.

The development hereby approved shall not be brought into use until adequate vehicle access and parking facilities serving the existing dwelling have been retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

8.

No provision of hard surfacing at the site 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 T2 of the North Lincolnshire Local Plan.

9.

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 T2 of the North Lincolnshire Local Plan.

10.

The proposed new boundary treatment shall be provided in accordance with amended drawing number 598/15 (Amended 05/06/15) and shall be retained in this form with no future solid infill of the railing panels.

Reason

To provide and maintain adequate visibility for vehicles exiting the site and to comply with policy T2 of the North Lincolnshire Local Plan.

11.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

To provide and maintain adequate visibility for vehicles exiting the site and to comply with policy T2 of the North Lincolnshire Local Plan.

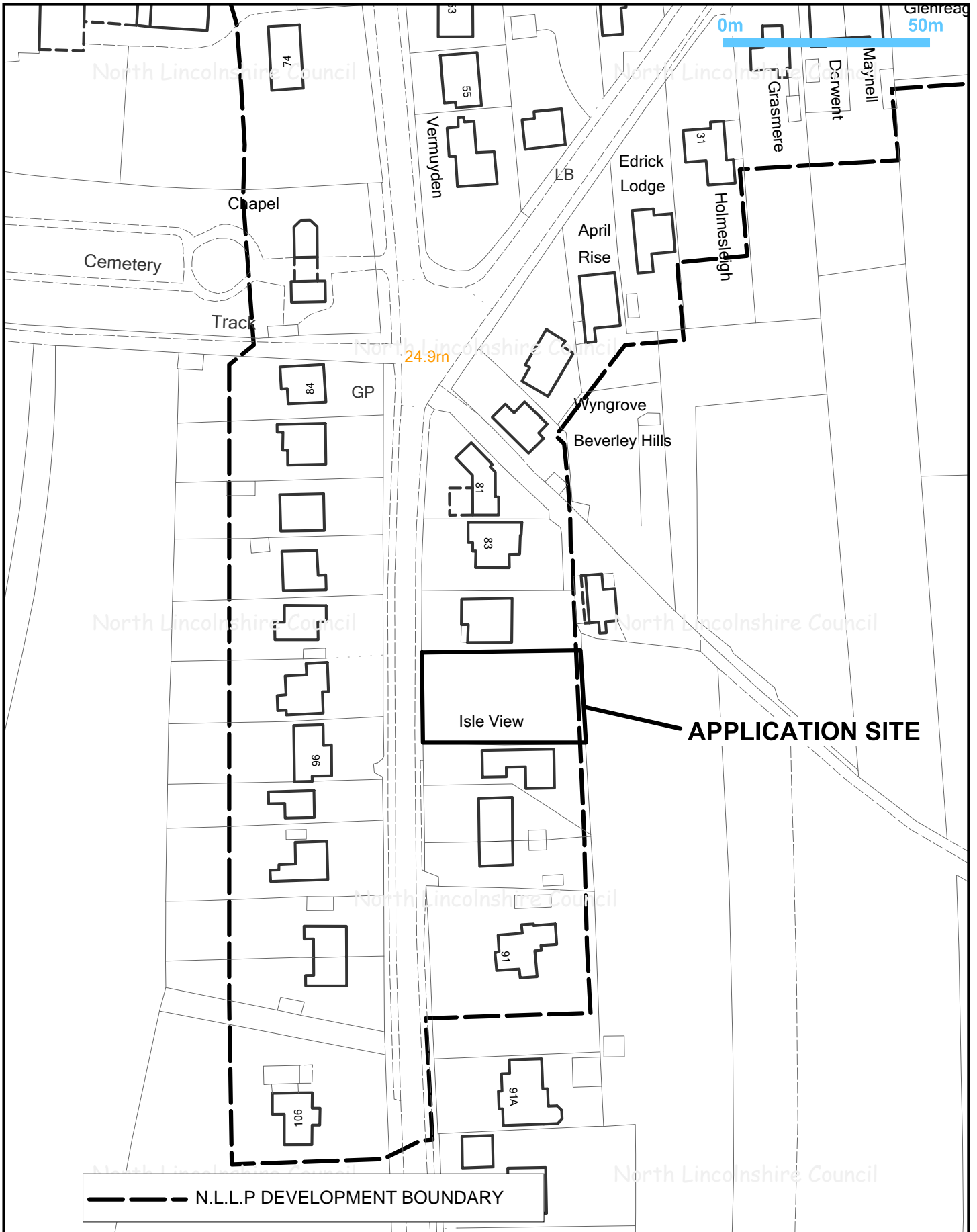
Informative 1

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.



Title: PA/2015/0532			
Drawn by: Sue Barden	Date: 15/07/2015	Scale 1:1250	

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PA/2015/0532 Proposed Layout Plan - Not to scale

Block Plan

Burnham Road

