

**APPLICATION NO** PA/2015/0535

**APPLICANT** Mr & Mrs J Prew

**DEVELOPMENT** Planning permission to erect a detached dwelling

**LOCATION** Adjacent to The Laurels, Coronation Road, Ulceby

**PARISH** **ULCEBY**

**WARD** Ferry

**CASE OFFICER** Ann Scott

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Ulceby Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 requires good design and paragraph 9 relates to pursuing sustainable development.

**North Lincolnshire Local Plan:** ST2 (Ulceby is identified as a minimum growth settlement); ST3 (The development is within the settlement boundary); H5 (New Housing Development), H7 (Backland and Tandem Development, H8 (Housing Design and Housing Mix), DS1 (General Requirements),

**North Lincolnshire Core Strategy:** CS1 (Spatial Strategy for North Lincolnshire); CS2 (Delivering More Sustainable Development); CS5 (Delivering Quality Design in North Lincolnshire); CS7 (Overall Housing Provision); CS8 (Spatial Distribution of Housing Sites)

## **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**Anglian Water Developer Services:** No objections.

**Drainage Team:** No objections subject to consideration being given to surface and ground water run-off in the area and to SuDS.

## **PARISH COUNCIL**

Objects to the application on the grounds that the existing infrastructure cannot support any additional development until such time as the drainage system is improved.

## PUBLICITY

Neighbouring properties have been notified and six letters have been received. These raise similar objections to those raised by the parish council together with the following material planning issues:

- additional vehicular access and a new dwelling will create highway circulation and parking problems along Coronation Road
- removal of hedgerow, trees and shrubs within the site
- adverse impact on the living conditions of adjacent residential properties, including overlooking of rear garden area to adjoining dwelling.

## ASSESSMENT

The application is for one dwelling on a site that has previously been granted outline planning permission for the erection of two dwellings, albeit now extant. The site is in Ulceby and within the development limits. The proposed dwelling is set back from the road to the rear of the property known as The Laurels. It will be accessed from its own private access with off-road parking provision for at least two vehicles, if not a number more. The design is a dormer bungalow appearance with a similar sized frontage to the other properties but a slightly larger overall footprint to the majority of the dwellings in the area. It is not, however, considered excessive, out of keeping or overbearing.

**The main issues which need to be addressed in determining this application are whether the existing drainage system is adequate to support the development and whether the proposed dwelling would have an adverse impact on the living conditions of neighbouring residential properties.**

Both the original property (The Laurels) and the proposed new dwelling would still benefit from large garden areas and outdoor space meaning the amenity of neither occupier should be adversely affected. In terms of materials, these do not appear to be detailed, so if approval were to be given it would need to include a condition requiring details of all materials, brickwork, tiles, doors and windows.

Ulceby Parish Council has objected to the proposal on grounds of drainage. Anglian Water had previously been consulted on housing proposals for the site and confirmed that there is sufficient mains sewer capacity to accommodate an additional dwelling on site without concern. Anglian Water are carrying out a drainage investigation in the area but do not consider that an additional dwelling would be of any significance. The council's drainage team has highlighted the need to consider surface and ground water run-off due to the potential for flooding in the area and to give consideration to SuDS.

An objector maintains that the development would result in overlooking and loss of privacy to adjacent dwellings. However the proposed dwelling is a considerable distance from the nearest neighbouring property so overlooking should be minimal, although it is acknowledged that the feeling of being overlooked is also a material consideration. It is felt the proposed layout and landscaping are sufficient to minimise these when built.

Concern has been expressed about the impact on existing landscape features within the site but the applicants have stated that proposal does not include the removal of any trees

or hedges and a condition could be used to ensure this is the case. Due consideration can then be given to replacement planting if deemed necessary.

The status of Coronation Road to accommodate additional vehicular movements and aggravation of parking problems have been mentioned but Highways have not identified these as issues. The Environmental Protection team has identified the site as a possible source of contamination and has requested an appropriate condition to address this matter.

**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 submitted plans and information received on 27 April 2015.

**Reason**

For the avoidance of doubt and in the interests of the residential and visual amenities of the locality.

3.

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 in writing by the local planning authority.

**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.

4.

No development 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 T19 of the North Lincolnshire Local Plan.

5.

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 T19 of the North Lincolnshire Local Plan.

6.

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**

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

7.

No development shall take place 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 and only the approved materials shall be used.

**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.

8.

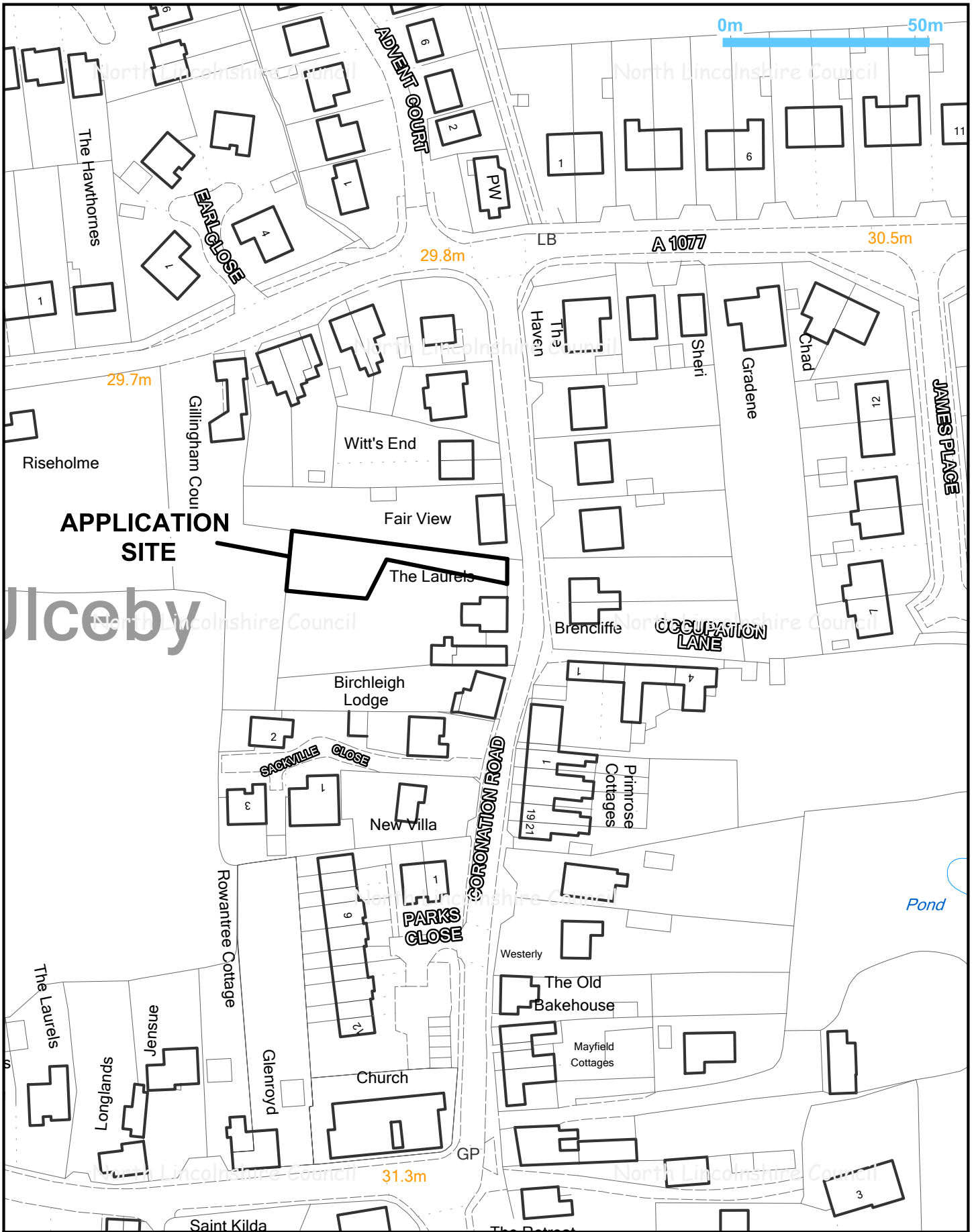
Notwithstanding the provisions of Classes B and C of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no extensions shall be carried out to the existing dwelling, or windows or dormers installed in the roof slope or walls, without the prior written approval of the local planning authority other than those expressly authorised by this permission.

**Reason**

To ensure that the existing residential amenities of adjacent properties are protected in accordance with policy DS1 of the North Lincolnshire Local Plan.

**Informative**

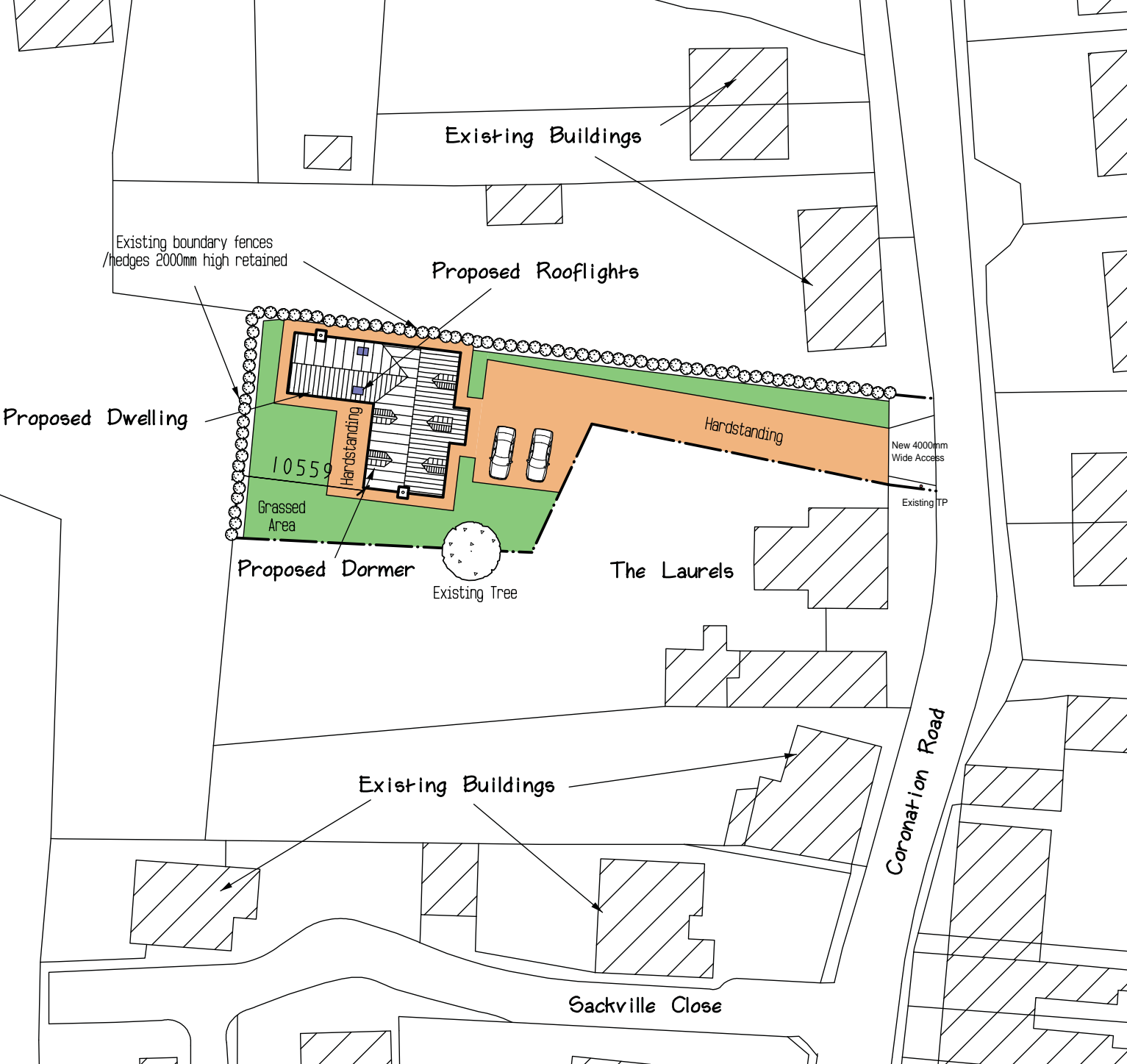
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Drawn by: Sue Barden	Date: 06/10/2015	Scale 1:1250 at A4

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PA/2015/0535 Proposed layout plan - Not to scale



PA/2015/0535 Proposed front elevation - Not to scale



East Elevation