

APPLICATION NO PA/2015/0572

APPLICANT Mrs Howard

DEVELOPMENT Planning permission to erect two detached bungalows

LOCATION Land adjacent to Arch Villa, Thorne Road, Sandtoft, Belton

PARISH BELTON

WARD Axholme Central

CASE OFFICER Chris Neal

SUMMARY Grant permission subject to conditions
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Recommendation against current policy

POLICIES

National Planning Policy Framework: 6 (Choice of High Quality Homes); 7 (Requiring Good Design).

North Lincolnshire Local Plan: Policies H1 (Housing Development Hierarchy), H5 (New Housing Development), H7 (Backland and Tandem Development), H8 (Housing Design and Housing Mix), RD2 (Development in the Open Countryside) and DS1 (General Requirements).

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design In North Lincolnshire).

CONSULTATIONS

Highways: Recommends conditions relating to access, materials, parking, turning space etc.

Drainage: Recommends a condition relating to surface water run-off.

Environment Agency: Objection withdrawn subject to agreed finished floor levels.

PARISH COUNCIL

No objections.

PUBLICITY

Neighbouring properties notified and a site notice posted.

ASSESSMENT

The site is an infill plot which extends from Thorne Road to Merend Close within an area of relatively new housing. The proposal is for two bungalows, one behind the other and both accessed from a single driveway off Thorne Road both with private off-street parking.

The main issues when considering this application are design, flood risk and policy on development limits and tandem development.

Both dwellings would be three-bedroom bungalows beneath a hipped clay pantile roof: Plot 1, fronting Thorne Road, would have a detached garage and Plot 2, to the rear, an attached garage.

There is an existing boundary hedge on the western and northern boundaries and a wall on the eastern boundary, all of which are shown to be retained. In terms of design and density, the development appears to be in character with other properties in the area.

A flood risk assessment has been submitted with the application, including a sequential test.

The site is outside any development boundary in the North Lincolnshire Local Plan and as such is regarded as being in the open countryside in policy terms, where policy RD2 relates. However, it would be well inside development limits for the new development boundary proposed for Sandtoft under the emerging Housing and Employment Land Allocations DPD. Paragraph 216 of the National Planning Policy Framework states that due weight should be given to emerging plans, the more so depending on the stage of preparation of the plan. It is anticipated that the Housing and Employment Land Allocations DPD will be fully adopted in a matter of weeks and as such significant weight will be given to this.

North Lincolnshire Local Plan policies H5 and DS1 seek a high standard of design, including appropriate access arrangements, which would not have an unduly adverse impact on visual or residential amenity, specifically in terms of overlooking and loss of privacy.

One letter of representation has been received from Honeycroft that comments on possible loss of light to this neighbour's dining room. The bungalow on plot 1 will be in line with this property and close to the boundary. However, there is an existing wall on the boundary, approximately 2 metres high, and the height to eaves of the bungalow is approximately 2.6 metres high with a double pyramidal roof, both of which will mitigate much of the impact.

Also, permission was granted in 2002 for one dwelling on the site (PA/2002/1598). Construction of this property has commenced. It was designed with a two-storey element adjacent to Honeycroft and close to the boundary. The bungalow on Plot 1 will have one en suite window on the eastern elevation so there will be no issues of overlooking from windows. There are no expected amenity issues with Plot 2.

Previous applications for two plots on this site have been refused on grounds of being in a rural location and impact on neighbouring properties by reason of being tandem development. Since these refusals the small housing development on Merend Close to the

rear has been developed which has changed the character of the area. However, although it is considered that the plot can accommodate two dwellings, it is acknowledged that tandem development is not a feature of this area. When considering tandem development the main consideration is on the amenity of the area.

The proposal, consisting solely of single-storey buildings, could however be considered preferable in amenity terms to the 2002 development containing two-storey elements which could still go ahead.

As the site is in Flood Zone 2/3 (a) Fluvial, an amended flood risk assessment and sequential test has been submitted. This has resulted in the Environment Agency withdrawing their initial objection to the development on the condition that the finished floor levels are constructed as agreed.

In conclusion, it is considered that the development of this site with two hipped-roofed bungalows will not have an unduly adverse impact on the character and appearance of the area or on residential amenity. Taking due consideration of the emerging Housing and Employment Land DPD it is also considered to comply with national and local planning policy, specifically the National Planning Policy Framework, Core Strategy policy CS5 and DS1, H5, H7 and H8 of the North Lincolnshire Local Plan 2003.

It is therefore recommended for approval subject to conditions. It is presented to the Committee as it goes against current policy but with the anticipated new policy potentially being adopted by the date of the committee it is considered appropriate to give significant weight to this document.

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: 1530 MJ 02, 1530 MJ 03 rev b and 1530 MJ 02 rev A.

Reason

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

3.

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.

4.

Within 3 months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) 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 T19 of the North Lincolnshire Local Plan.

5.

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.

6.

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.

7.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

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

8.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

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

9.

The proposed development and/or adjacent land/properties have the potential to suffer from a level of flooding due to surface or ground water run-off and/or overland flow. Care should be taken with finished floor levels, threshold levels and location of openings. SuDS must be considered and investigated (ie ground infiltration feasibility) to cater for a 1 in 100 year storm event plus climate change. Further advice can be sought by contacting the Drainage Team on 01724 297522. Any advice offered by the Drainage Team should be acted upon.

Reason

To prevent the increased risk of flooding to themselves and others.

10.

Before the dwelling is first occupied the en suite window in the eastern elevation of plots 1 and 2 shall be obscure glazed and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

11.

No development shall take place until a flood risk assessment has been submitted to and agreed in writing by the local planning authority and the final design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 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.

0m 50m

North Lincolnshire Council

North Lincolnshire Council

APPLICATION SITE



Title: PA/2015/0572

Drawn by: Sue Barden

Date: 06/10/2015

Scale 1:1250 at A4



© Crown copyright and database rights 2015
Ordnance Survey 0100023560



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

PA/2015/0572 Proposed site layout plan - Not to scale



The Birches

East Lodge Cottage

Arch Villa

MEREND CLOSE

Llamedos

VERMUYDEN VILLAS

THORNE ROAD

Larchdale