

<b>APPLICATION NO</b>	<b>PA/2015/0594</b>
<b>APPLICANT</b>	Mr D Hardaker & Ms L Wray
<b>DEVELOPMENT</b>	Planning permission to erect a 3/4-bedroom detached dwelling house with attached double garage
<b>LOCATION</b>	Plot adjacent Jasmine House, Ferneries Lane, Barnetby
<b>PARISH</b>	<b>BARNETBY</b>
<b>WARD</b>	Brigg and Wolds
<b>CASE OFFICER</b>	Ann Scott
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Barnetby Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 56 – Requiring good design and paragraph 9 in relation to pursuing sustainable development.

**North Lincolnshire Local Plan:** Policies ST2 (Settlement Hierarchy), ST3 (Development Limits), DS1 (General Requirements), DS2 (Planning Benefits), DS3 (Planning Out Crime), H1 (Housing Development Hierarchy) and H5 (New Housing Development).

**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).

## **SITE HISTORY**

2013/1541: One block 2/3 bedroomed houses – withdrawn January 2014

2004/1248: O/L bungalow and garage – approved 13/09/2004

2004/2058: Detached bungalow and garage – approved 11/01/2005

## **CONSULTATIONS**

**Highways:** No objections, but suggest conditions.

**HER:** The application lies within an area where archaeology is anticipated and conditions are recommended.

## **PARISH COUNCIL**

Object on the grounds of access and egress, the road being unadopted and overlooking of adjacent properties and understand the maximum development for such a road is five houses, concerns over potential opening up to access house on Silver Street.

## **PUBLICITY**

Neighbouring properties have been notified. Comments have been received from the occupier of a neighbouring dwelling in relation to the retention of a hedge and on-street parking.

## **ASSESSMENT**

### **Proposal/site description**

This application proposes the erection of a detached dwelling with attached garage on land adjacent to Jasmine House, Ferneries Lane, Barnetby. The application site forms part of the garden area to the adjacent property. To the site frontage there is a hedge which runs around the perimeter of the application site. It is presently part of the side garden to Jasmine House.

### **Key issues**

**The main issues in the determination of this application are planning policy, highway safety, residential amenity, landscaping and drainage/flood risk.**

### **Highway safety**

There are no objections from the council's Highway Control Officer. Conditions are suggested in relation to access, parking and turning.

### **Residential amenity**

The proposal is considered to accord with the relevant criteria in policies CS1, CS2 and CS5 of the Core Strategy and policies DS1, H5, H8 and H1 of the North Lincolnshire Local Plan. The proposal respects and reflects, the form, scale, massing design, detailing and materials of the local environment. The dwelling does not adversely affect the existing amenities of surrounding properties. The proposed materials are Sandtoft Rivius roof tiles and appropriate Hanson Hampton Rural Blend facing bricks. The materials are considered to be in keeping with the surrounding area. The siting of the dwelling is in keeping with the layout of the surrounding area. The proposal also incorporates an attached garage. The proposed design, siting and external appearance are considered to be acceptable.

### **Drainage/flood risk**

The North Lincolnshire Strategic Flood Risk Assessment identifies the application site as being within flood zone 1 and at lowest risk of flooding. As such a flood risk assessment is not normally required. The proposal is considered to be acceptable and is unlikely to increase the risk of flooding.

## Landscaping

The proposed landscaping includes retention of the existing hedge on the site which will help integrate the development into the surrounding area.

## Conclusions

The proposal is considered to be acceptable in principle and complies with relevant planning policies and national planning guidance, and does not have an adverse impact on the locality. The application is therefore recommended for approval subject to conditions.

## **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: DH/15/04 Proposed elevations, DH/15/03 Floorplans and elevations, DH/15/02A Proposed Block Plan, DH/15/01 location plan and DH/15/02 existing block plan.

Reason

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

3.

The dwelling shall not be occupied until the sewage disposal/drainage works to serve it have been completed in accordance with the submitted plans.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

4.

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

Reason

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

5.

No development shall take place until an archaeological mitigation strategy, as defined in a brief prepared by North Lincolnshire's Historic Environment Record, has been submitted to and approved in writing by the local planning authority. The strategy shall include details of the following:

- (i) measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals
- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to North Lincolnshire's Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

**6.**

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

**7.**

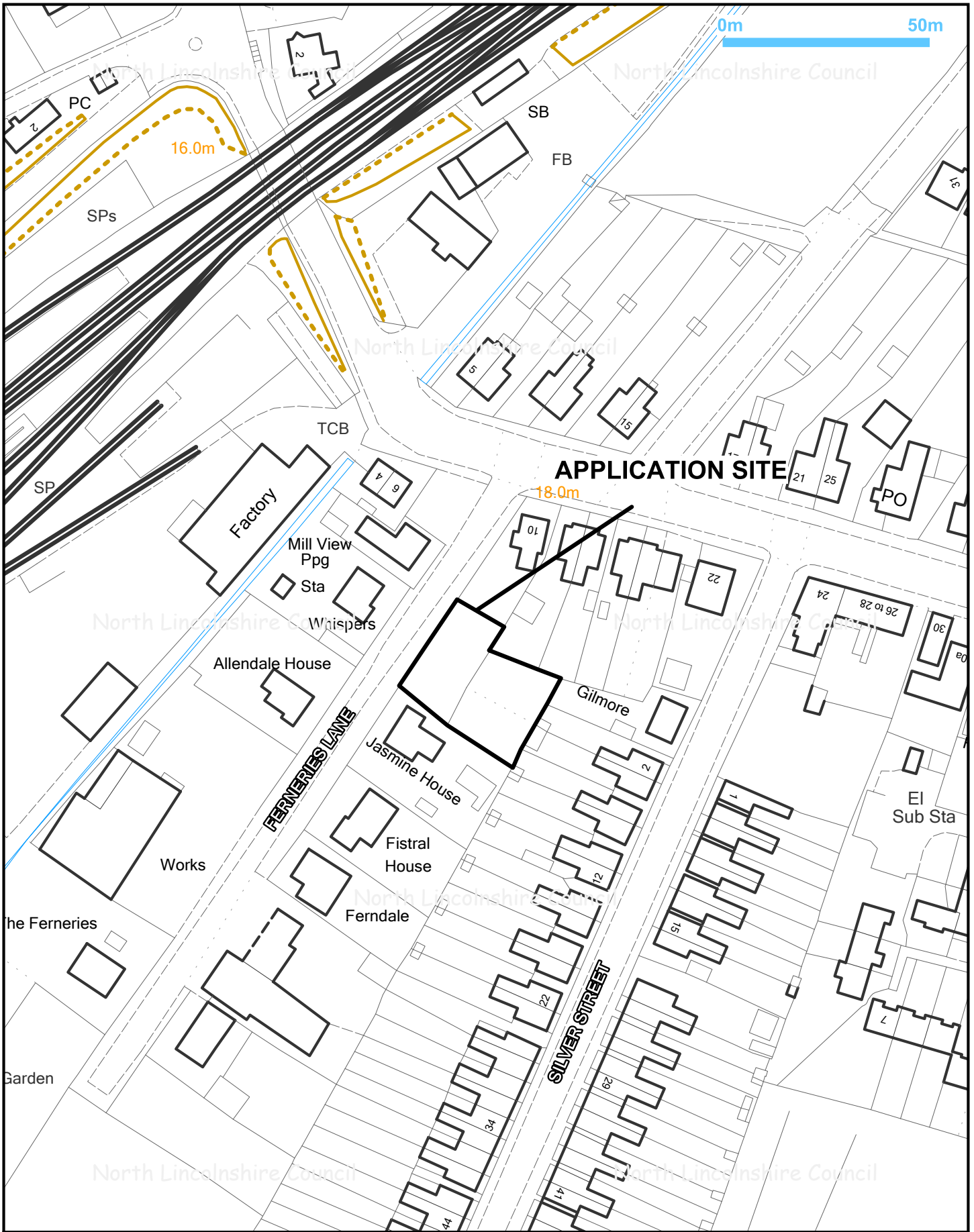
A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at North Lincolnshire's Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

**Reason**

To comply with policy HE9 of the North Lincolnshire Local Plan because the site lies in an area of archaeological interest.

**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/2015/0594		
Drawn by: Sue Barden	Date: 15/07/2015	Scale 1:1250



© Crown copyright and database rights 2015  
Ordnance Survey 0100023560



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



Proposed Front Elevation



Proposed Block Plan

PA/2015/0594 Proposed Front Elevation and Site Layout Plan

Not to scale