

**APPLICATION NO** PA/2015/0902

**APPLICANT** Mr M Taylor

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

**LOCATION** Land at 1 Greengate Lane, South Killingholme

**PARISH** SOUTH KILLINGHOLME

**WARD** Ferry

**CASE OFFICER** Ann Scott

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objection by South Killingholme Parish Council

## **POLICIES**

**National Planning Policy Framework (NPPF):** Paragraph 56 – good design is a key aspect of sustainable development and is invisible from good planning and should contribute positively to making places better for people.

Sustainable development paragraph 50 of the *NPPF* – *deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.*

**North Lincolnshire Local Plan:** Policies DS1 and H8.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3 and CS5.

## **CONSULTATIONS**

**Highways:** No objections suggest conditions relating the access and parking arrangements.

**Drainage:** No objections but recommend a sustainable drainage system (SUDS) should be implemented. A condition is recommended.

## **PARISH COUNCIL**

Objects to the application on the grounds that the revised plan for this site will be obtrusive to the neighbouring property and cause an invasion of privacy.

## **PUBLICITY**

Neighbouring properties have been notified. One objection has been received from a neighbouring property with regard to the impact of the proposed dwelling on the amenity of the adjoining property. The dwelling will cause overshadowing and the change in footprint

will bring it closer to the neighbouring property. The neighbour would not object if the footprint was kept the same as the outline permission and the garage was detached and built at the back of the property. The neighbour is concerned the loft space could still be used as bedrooms.

## **ASSESSMENT**

Permission is sought to erect one dwelling on land within the settlement boundary for South Killingholme. The plot is within an existing residential area, with a bungalow to the west and two-storey properties to the north-east and south of the site. The plot measures approximately 13 metres wide to the front increasing to 16 metres wide to the rear and 27 metres in depth. The site is considered to be large enough to accommodate one dwelling and outline permission was granted under reference PA/2014/1139.

The proposed dwelling is considered to be acceptable and does not adversely affect the amenity of neighbours and provides sufficient space for garden, access and parking. The proposed dwelling is similar in size to the adjacent dwellings but does have a single-storey side projection to the west boundary to accommodate an integral garage. This side projection is single-storey only and is 2 metres from the boundary with the neighbouring dwelling and a total separation distance of 4 metres in total which is considered to be acceptable in planning policy terms. Policy DS1 of the North Lincolnshire Local Plan relates to general requirements for development. New development should not cause an unacceptable loss of amenity to neighbouring land uses.

As the integral garage to the side is single-storey only, measuring 5.5 metres high to the ridge, and there are no windows in the side gable elevation at first floor, there is no impact in terms of overlooking or overbearing due to the distance from the boundary and overall height of the side projection. The proposed side projection fails the 30 degree rule but only a relatively small proportion of the ridge of the side projection will affect the neighbouring property which amounts to 1.2 metres of the top of the gable wall. The 30 degree rule is guidance only as an indication of the orientation of the proposed dwelling would result in some limited loss of light very early in the morning but not of significant amount to warrant a refusal of this proposal.

One letter of objection has been received with regard to adverse impact on the residential amenity of the neighbouring dwelling and the parish council has objected similarly. However, as set out in the above paragraph, the impact on the amenity of neighbours is limited and in planning policy terms the proposal is considered to be acceptable in terms of the existing residential amenities of the locality.

The proposed siting, design, access, parking, landscaping and materials (concrete tiles and render to the walls, with cladding as a feature to the front and side gable walls) are all considered to be acceptable. A materials condition is appropriate to secure the final details of the external surfaces of the dwelling.

There are no objections from Highways who recommend conditions relating to access and parking, and the Drainage team recommends conditions relating to the provision of a sustainable method of drainage for the site.

## **Conclusion**

The application is considered to be acceptable for the reasons set out above and is in accordance with the relevant national and local planning policies and is therefore recommended for approval.

## **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: 79/15/01/B received on 10 July 2015.

Reason

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

3.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority 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.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 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.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

8.

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.

9.

Notwithstanding the provisions of Classes A, 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.

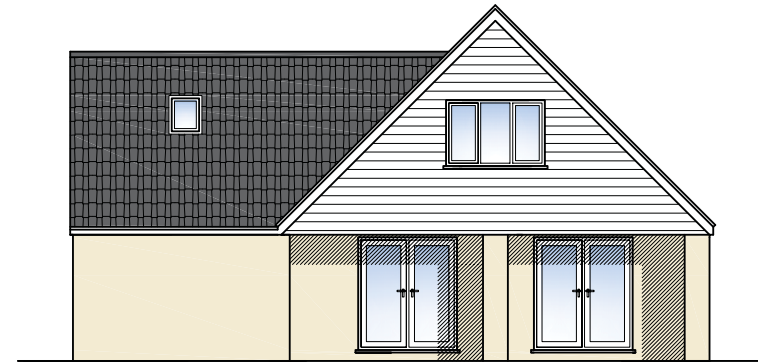
### **Informative**

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.

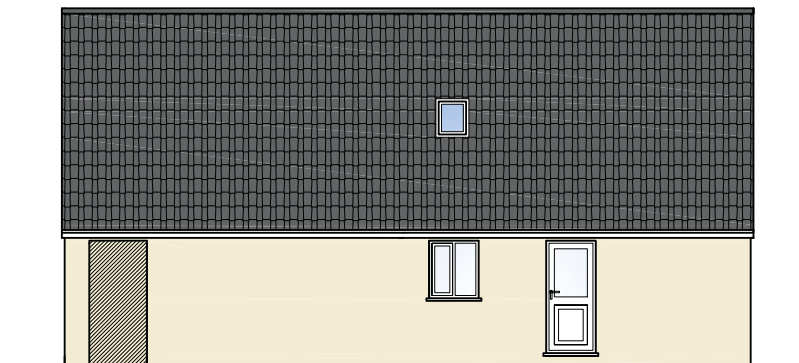
PA/2015/0902 Propsoed Elevations Not to scale



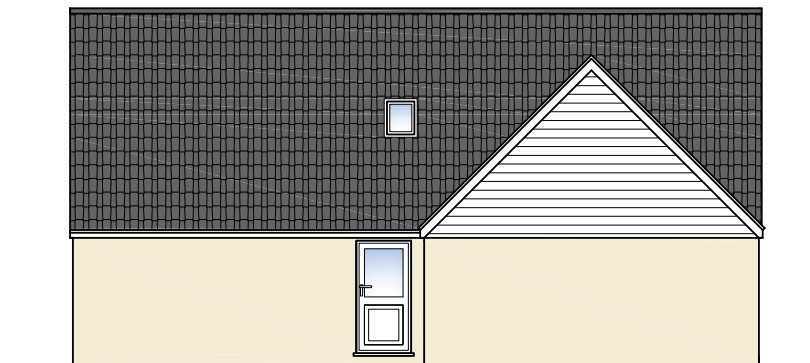
FRONT



REAR

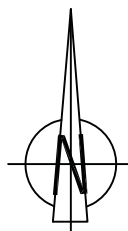
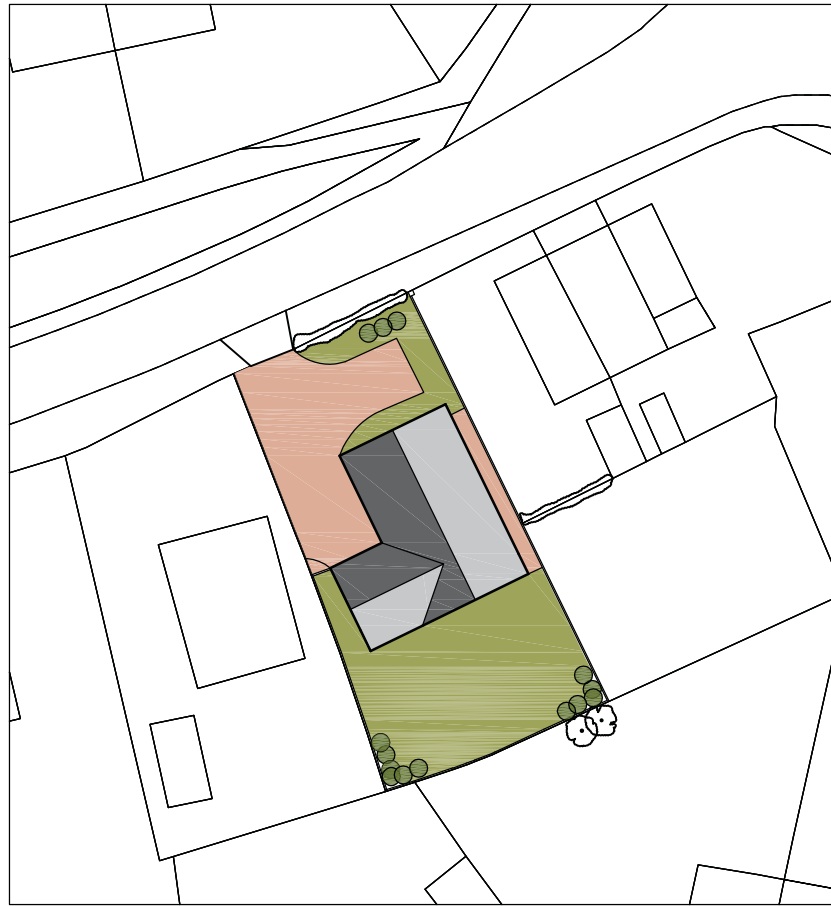


SIDE

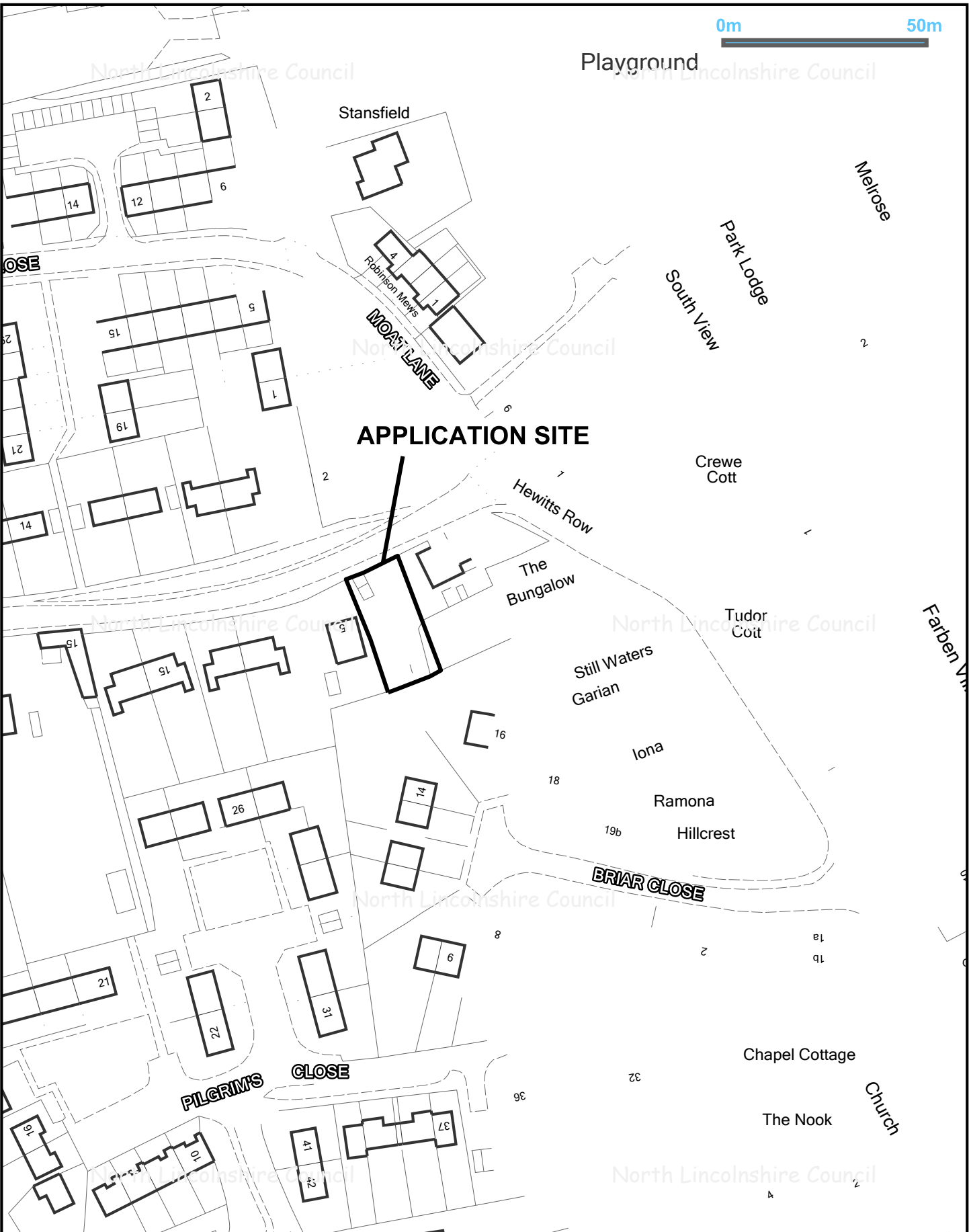


SIDE

PA/2015/0902 Proposed Layout - Not to scale



SITE  
LAYOUT



0m 50m

Playground North Lincolnshire Council

**APPLICATION SITE**

Title: PA/2015/0902			
Drawn by: Sue Barden	Date: 08/09/2015	Scale 1:1250	



© Crown copyright and database rights 2015  
Ordnance Survey 0100023560



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