

APPLICATION NO	PA/2015/1009
APPLICANT	Mr A Robinson
DEVELOPMENT	Planning permission to erect a detached house
LOCATION	Land adjacent to Fair View, Marsh Lane, Barnetby
PARISH	BARNETBY
WARD	Brigg and Wolds
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Barnetby-le-Wold Parish Council

POLICIES

National Planning Policy Framework (NPPF): Paragraph 14 states that 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 of Core Planning Principle 4 states that 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.

At paragraph 37 it states that 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 of Core Planning Principle 6 states that 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 64 of Core Planning Principle 7 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements).

North Lincolnshire Core Strategy: Policies CS2 (Delivering more Sustainable Development), CS3 (Development Limits) and CS5 (General Design Principles).

CONSULTATIONS

Highways: Advise conditions relating to access and parking.

Public Rights of Way: No objections providing no encroachment of Public Footpath 294.

Environmental Health: Advise conditions regarding hours of construction and monitoring relating to land contamination.

Drainage Team: Advise conditions.

PARISH COUNCIL

Object to the proposal on the grounds that it is not in keeping with the surrounding bungalows and the potential to cause overlooking and loss of light to neighbouring properties.

PUBLICITY

Neighbouring properties have been notified by letter. No comments have been received.

ASSESSMENT

The application site is land adjacent to a detached dormer bungalow located on the outskirts of the village of Barnetby-le-Wold. The site is outside the development boundary and is, in planning terms, in the open countryside. Planning permission for the erection of a dwelling on this site was approved by Planning Committee in January 2015 under application reference PA/2014/1189. This application seeks planning permission effectively for a change of house type from a bungalow to a two-storey dwelling and to extend the red line of the site to be in line with the adjacent property.

The main issue in determining this application is whether the erection of a two-storey dwelling in place of a single-storey bungalow would have an adverse impact on the character of the area or on the amenity of neighbouring properties.

The site is currently garden land associated with the dormer bungalow known as 'Fair View'. This property is sited to the west of the plot, away from the proposed dwelling. The proposed dwelling would be two-storey with an attached garage and a driveway to the front. The dwelling would sit well within the plot and it is not considered that it would dominate the street scene. Whilst the surrounding properties are bungalows (both dormer and single-storey), it is not considered that a two-storey dwelling at the end of a small row of dwellings would be out of character with the street scene.

The parish council has also objected on grounds of the potential for overlooking and loss of light to neighbouring properties. The proposed dwelling is located approximately 16 metres from the wall of the dormer bungalow 'Fair View'. As such, with this significant separation distance, it is not considered that the proposal would result in any loss of light to the dwelling.

With regard to loss of privacy, the only first-floor windows proposed in the facing western elevation serve a bathroom and en suite which will be obscure glazed by condition.

As such the proposal is considered acceptable and complies with policies DS1 of the North Lincolnshire Plan and CS5 of the Core Strategy, and the provisions of the NPPF.

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: PA/2015/1009/1, PA/2015/1009/2, PA/2015/1009/3, PA/2015/1009/4 and PA/2015/1009/5.

Reason

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

3.
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.

4.
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.

5.
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.

6.

The hereby approved development shall not, at any time, encroach upon or interfere with the use of Public Footpath 294, which follows the track along the outer eastern perimeter of the site.

Reason

To ensure the public footpath is not obstructed.

7.

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.

8.

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.

Informative 1

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). Further advice can be sought by contacting the Drainage Team on 01724 297522. Any advice offered by the Drainage Team should be acted upon.

Informative 2

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 3

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/2015/1009 Proposed front elevation - Not to scale



