

APPLICATION NO PA/2015/1048

APPLICANT Mr K Reavy

DEVELOPMENT Outline planning permission to erect a dormer bungalow and detached double garage with appearance, landscaping, layout and scale reserved for subsequent approval

LOCATION 34 Doncaster Road, Westwoodside, DN9 2EE

PARISH Haxey

WARD Axholme South

CASE OFFICER Emma Stanley

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Agent request to address the committee
Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Section 6 (Delivering a Wide Choice of High Quality Homes), Section 7 (Requiring Good Design), Section 10 (Meeting the Challenge of Climate Change Flooding and Coastal Change)

North Lincolnshire Local Plan: DS1 (General Requirements), DS16 (Flood Risk), H5 (New Housing Development), H7 (Backland and Tandem Development), H8 (Housing Design and Housing Mix), T2 (Access to Development), T19 (Car Parking Provision and Standards)

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), CS19 (Flood Risk)

CONSULTATIONS

Highways: No objections subject to conditions.

Severn Trent Water Ltd: No objections.

Environment Agency: No objections.

Environmental Health: Construction hours and contaminated land conditions requested.

LLFA Drainage Team: No objections subject to conditions.

PARISH COUNCIL

Objects on the grounds that the development remains unchanged from that previously refused (PA/2015/0329) as the proposal is backland development and will add to the loss of the character of the area, which has already been eroded due to other similar backland approvals.

PUBLICITY

Neighbouring properties have been notified. Two letters have been received concerned with flooding, highways issues and landscaping.

One letter of support has been received commenting that the site has never flooded and that other similar proposals have been approved in the area.

ASSESSMENT

The application is for outline permission to erect a dormer bungalow. The properties to the south are bungalows without dormers, the properties to the north are two-storey dwellings.

Concerns have been raised over flooding, access and the landscaping and boundary treatments. Landscaping and boundary treatments can be conditioned and dealt with at reserved matters stage.

Two previous refusals have been issued for this site (PA/2007/1494 and PA/2015/0329), raising two specific issues:

- flood risk
- inappropriate tandem development due to the positioning and impact of the access on the existing two properties.

At the time the application was submitted, the site lies outside the Environment Agency's flood risk zones but is still identified in the North Lincolnshire Strategic Flood Risk Assessment (SFRA) as zone 2/3a. This considered a sequential test and exceptions test are required as part of the flood risk assessment.

The application includes a flood risk assessment suitable for an outline stage application overcoming one of the previous reasons for refusal through a sequential test and an exceptions test. The sequential test included contacting four local estate agents to enquire about the availability of similar plots in the locality. There were no building plots locally available. This was evidenced through the inclusion of emails included within the flood risk assessment. Following this an exceptions test was carried out to demonstrate that the proposed development will provide wider sustainability benefits to the community that outweigh any flood risk. It also needs to show that the development will be safe for its lifetime without increasing flood risk.

It is claimed in the flood risk assessment that it will make the same positive contributions to the local housing market as the two recently approved similar developments at 28 and 30 Doncaster Road. It will help support village services through increased economic activity. It goes on to state that the plot has been proven not to be susceptible to flooding in the most up-to-date Environment Agency flood zone mapping. These are, it is claimed, sufficient to pass the first part of the exceptions test. The second part of the exceptions test regarding

safety is demonstrated by a description of the topography and potential flood patterns, and a dormer bungalow would provide a first-floor means of escape/refuge. Further drainage details can be conditioned and a more up-to-date flood risk assessment can be submitted at the time of the reserved matters.

The Environment Agency and Severn Trent Water raise no objections but surface water run-off is still a concern with the Lead Local Flood Authority recommending a thorough SuDs investigation.

The application reserves all matters except access. The latest proposal goes some way to alleviate concerns over the impact of the dwelling itself on neighbouring properties, however concerns still lie with the access being in such close proximity to numbers 32 and 34. The application includes details of blocking up door and window openings on number 34 with rooflights instead to allow light. This will not necessarily reduce the potential harm caused by the new access. Glare through windows from headlights, for example, will be reduced but noise would still be evident.

The above considered the proposal does appear to comply with majority of local and national policies. The only element of doubt at outline stage is the amenity issues for the two properties either side of the access. It can be seen from the supporting information that acoustic screen fencing has been researched and suggested, which would go some way to mitigate the potential noise issues, along with a relatively quiet tarmac surface. However, due to the proximity of the fencing to the source of noise, it is unclear how well this will work. The laboratory tests referred to in the planning statement are a minimum of 1.5 metres away from the source. The proposed will be much closer. The Jakoustic 12K barrier fence is designed for larger areas with a more distant general noise. The Jakoustic Plus Barrier option from the same company is designed more for the purpose of containing noises in a confined space such as the proposed access and would therefore be more desirable at overcoming the identified amenity issues. This will, however, be considered in more detail at the reserved matters stage as part of the landscaping.

The level of traffic down the access should not be excessive given it only serves one dwelling. There should be minimal loss of light and privacy with a sympathetic design at reserved matters stage. Likewise overbearing could be minimised with appropriate levels. The property to the rear is two-storey and the two properties to the front are bungalows. A dormer bungalow would serve, in effect, to stagger down the buildings.

It is therefore considered that the application, so far as is required at outline stage, provides evidence of the necessary consideration of the two previous reasons for refusal and permission should therefore be granted.

RECOMMENDATION Grant permission subject to the following conditions:

1. Approval of the details of the layout, scale, and appearance of the building(s), and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development permitted by this planning permission shall be carried out in accordance with an approved flood risk assessment (FRA), including all mitigation measures relating to:

- limiting the surface water run-off from the development to run-off rates within sustainable drainage techniques SuDs;
- finished floor levels;
- development to incorporate flood resilience and resistance techniques as detailed.

The mitigation measures shall be fully implemented prior to occupation.

Reason

To reduce the risk and impact of flooding to the proposed development and future occupants.

6.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of vehicle parking and turning spaces within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

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 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.

8.

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.

9.

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.

10.

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.

11.

No development shall take place until proposals for landscaping have been submitted to and approved by the local planning authority. The proposals shall include indications of all existing trees and hedgerows on the site, and details of any to be retained, together with measures for their protection during the course of development. The scheme should also include details of all acoustic screen fencing to be used on site.

Reason

To enhance the appearance of the development in the interests of amenity.

12.

All the approved landscaping shall be carried out prior to the occupation of the dwelling. Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To ensure the implementation and maintenance of the submitted scheme of landscaping for the proposed development.

13.

Before the dwelling hereby approved is first occupied, the existing property (34 Doncaster Road) shall be altered in accordance with the details shown on drawing number 2015/1048 received on 20 August 2015, and these alterations shall be retained thereafter unless otherwise agreed in writing with the local planning authority.

Reason

To maintain the living conditions of future occupiers of this dwelling in accordance with policy DS1 of the North Lincolnshire Local Plan.

14.

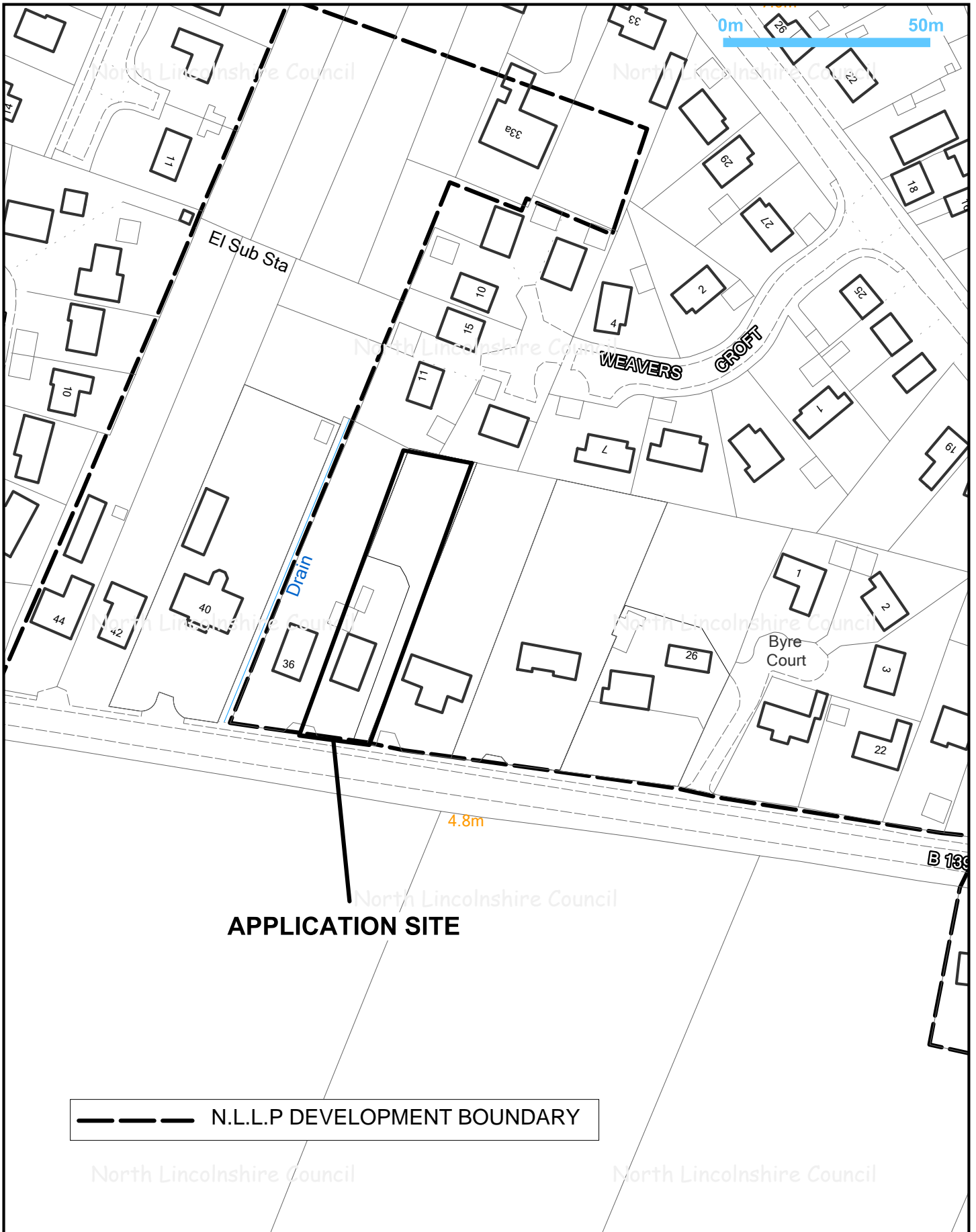
Before the development hereby approved is commenced, details of the acoustic fence to be provided between the development site and 32 and 34 Doncaster Road shall be submitted to and approved in writing by the local planning authority. The fence shall be erected in accordance with the approved details before the approved dwelling is first occupied and retained thereafter.

Reason

To maintain the living conditions of surrounding residents in accordance with policy DS1 of the North Lincolnshire Local Plan.



Informative

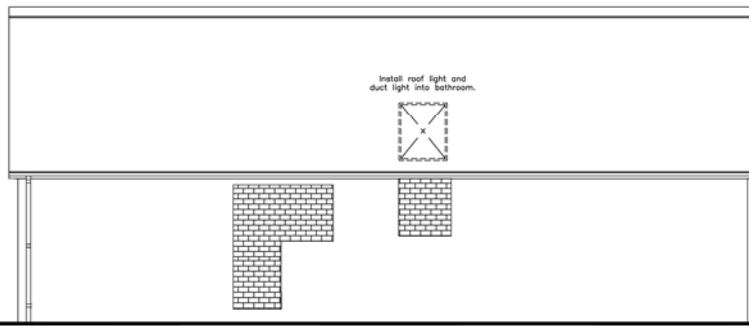
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



APPLICATION SITE

——— N.L.L.P DEVELOPMENT BOUNDARY

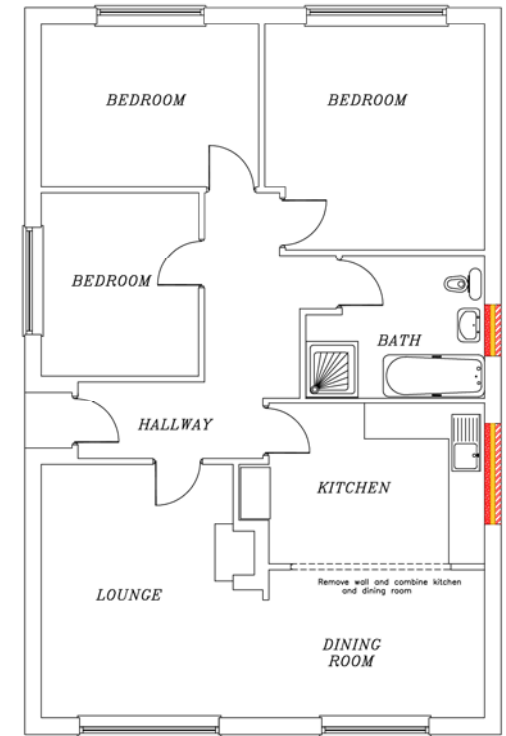
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	<p>© Crown copyright and database rights 2016 Ordnance Survey 0100023560</p>	 <p>Director of Places Peter Williams BSc,DMS,CEng,MEI,MCMI,AMIMechE</p> <p>www.northlincs.gov.uk</p>



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

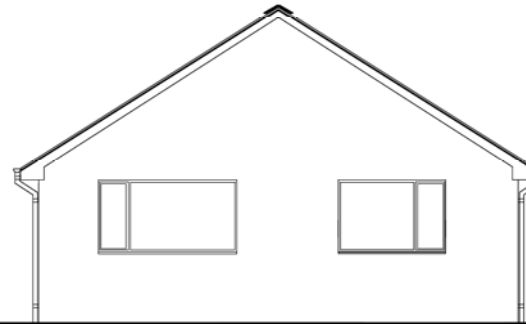


PROPOSED GROUND FLOOR PLAN

Brick up openings to this elevation and install roof lights to compensate.



PROPOSED SIDE ELEVATION



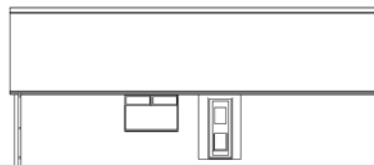
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



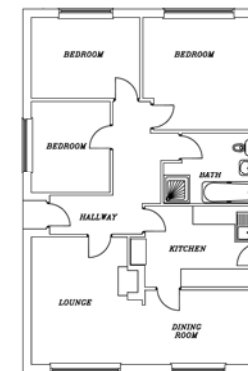
EXISTING FRONT ELEVATION



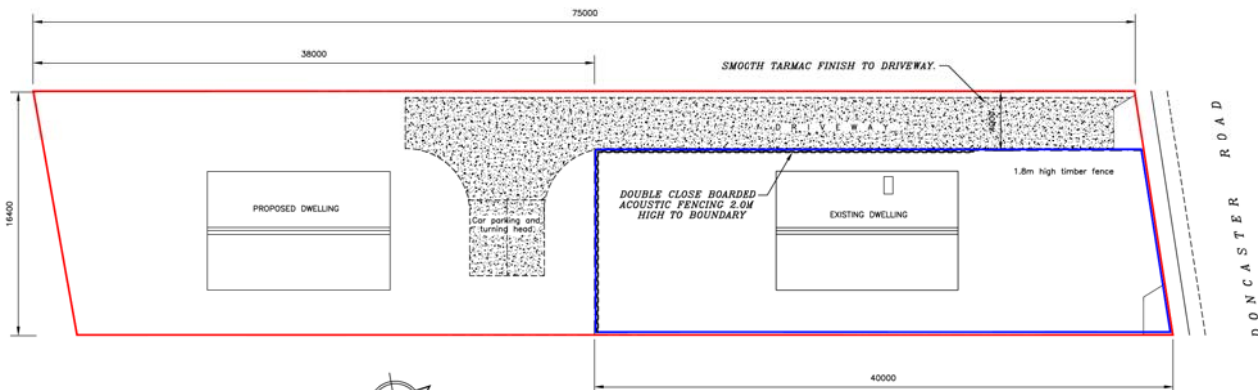
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



DONCASTER ROAD