

APPLICATION NO	PA/2015/1259
APPLICANT	Mr & Mrs K Turner
DEVELOPMENT	Planning permission to erect a replacement dwelling (including demolition of existing dwelling)
LOCATION	Wressle House, Brigg Road, Broughton, Wressle, DN20 0BU
PARISH	Broughton
WARD	Broughton and Appleby
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Ivan Glover – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 55 states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection subject to conditions.

Environmental Health: No objection subject to conditions and an informative.

Historic Environment Record: No objection.

Ecology: Initially raised concerns that the submitted plans must be amended to include sufficient mitigation measures with regard to bats. Following further information from the applicants, confirm no objection to the proposal subject to conditions.

Drainage: No objection subject to conditions.

TOWN COUNCIL

No objection.

PUBLICITY

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

ASSESSMENT

The application site is a large two-storey detached dwelling set within spacious grounds on the outskirts of Wressle. The surrounding area is rural in nature, with dwellings to the north and west of the site, tennis courts and outbuildings to the east and open fields to the south. The dwelling is set well back from the highway and is screened from view by mature hedging and trees along its north and west boundaries. The site is bounded to the east by outbuildings and tennis courts currently associated with Wressle House, has a small local play park adjacent to the highway to the west and has a relatively open boundary to the south running up to Green Lane in the south-western corner.

Wressle House is currently unoccupied and shows signs of disrepair. There are numerous mature trees within and around the boundaries of the site and a small stream runs along the northern boundary in an easterly direction.

Wressle currently has no development limit and as such the site is located in the open countryside for the purposes of planning. It is proposed that this settlement will have a development limit once the forthcoming Housing and Employment Land Allocations DPD is adopted, however the application site lies outside the extent of this proposed development boundary.

This application seeks planning permission to demolish the existing building, which is unsafe for conversion, and replace it with a new detached two-and-a-half-storey dwelling. The new dwelling will be repositioned 10 metres to the south of the position of the existing dwelling to increase the separation distance between the dwelling and the stream to the north which has caused structural damage to the existing dwelling. It is stated that this repositioning will also allow for easier maintenance of the stream.

There is another planning application currently under consideration by the local planning authority (PA/2015/1258) for the conversion and extension of the outbuildings to the east of Wressle House to form a new dwelling. Whilst these outbuildings were originally associated with Wressle House and are located on land currently part of Wressle House, PA/2015/1258 is a stand-alone application which is being considered on its own merits.

The key issues to consider in the determination of this application are whether the proposed development would have an unacceptable impact on the character and appearance of the area, or on residential amenity.

Principle

The most relevant development plan policy in the determination of this application is policy RD10 of the North Lincolnshire Local Plan. The National Planning Policy Framework is also a material consideration, paragraph 55 being the most pertinent in this case.

Policy RD10 relates specifically to dwellings located in the open countryside and sets out the criteria against which replacement dwellings and extensions to existing dwellings in the countryside will be assessed. Policy RD10 requires that replacement dwellings do not exceed the volume of the original dwelling by more than 20%, exclusive of normal permitted development rights, and would not be substantially higher in elevation. This policy also requires all new construction to be of a high standard of design, reflecting the architecture of the building and/or vernacular styles in the locality. The new dwelling should not adversely affect the amenity of local residents or the appearance of the area.

The volume of the existing dwelling is approximately 1,595 cubic metres, whilst the volume of the proposed replacement dwelling is 1,137 cubic metres. As the proposed dwelling is smaller in volume than the existing dwelling to be demolished the proposed development complies with this part of policy RD10.

Compliance with policy RD10 is also dependent upon the impact of the proposed development on the character and appearance of the area and the amenity of neighbouring properties; these issues are assessed below.

Character and appearance

The existing dwelling is currently unoccupied and is visually in a state of disrepair. A structural survey has been submitted as part of the application demonstrating that the conversion of the existing dwelling would not be viable.

The dwelling is set back within the site, a considerable distance from the public highway. There is mature hedging and tree planting along the western boundary of the site which runs adjacent to the highway, and a small play-equipped park stands on part of the land owned by Wressle House to the west, between the dwelling and the highway. There is further tree planting along the northern boundary of the site. Therefore the dwelling is well screened from its nearest neighbours and the public highway. It is proposed that the replacement dwelling will be repositioned approximately 10 metres to the south of the position of the existing dwelling in order to prevent conflict with the stream that runs along the north of the site, however the new dwelling will still benefit from the screening outlined above. Therefore the existing dwelling and the proposed replacement dwelling are not located in prominent or highly visible locations, thus minimising the impact of the proposed development on the character and appearance of the area.

The new dwelling has been designed in a Georgian style and makes use of materials that are in keeping with the surrounding area. The dwelling will be two-and-a-half storeys in height, with accommodation within the roof space. However the dwelling has been designed so that the addition of second-floor accommodation does not result in a significant increase in ridge height above that of the existing dwelling. It is considered that the scale and design of the dwelling, including use of materials, is appropriate for this location. On this basis the proposed development will not have an unacceptable impact on the character or appearance of the area.

Residential amenity

As outlined above, as well as a considerable separation distance to neighbouring dwellings, the application site also benefits from very good levels of screening from neighbouring properties by virtue of existing mature planting. For these reasons it is considered that the proposed replacement dwelling will have no significant impact on the amenity of neighbouring residential properties.

Ecology

The council's ecologist has been consulted on the application and initially raised concerns that the proposal would not comply with the Favourable Conservation Status test of European Protected Species licensing. This is because there is evidence of an intermittently-used day roost for bats within the building and the applicants' proposal to provide replacement roosts within the adjacent outbuildings is dependent on the approval of an unlinked, stand-alone planning application. Following discussions with the applicants it has been agreed that either bat bricks or bat boxes will be provided within the application site to provide replacement roosts. On this basis the council's ecologist has confirmed that there will be no unacceptable impact on protected species and that the proposal is acceptable subject to conditions.

Conclusion

The proposed development will not have an unacceptable impact on the character or appearance of the area or upon the amenity of neighbouring residential properties. The scale and volume of the proposed dwelling complies with the restrictions set out in policy RD10 of the North Lincolnshire Local Plan and the safety of protected species has been adequately addressed via the recommended conditions. On this basis it is considered that the proposed development is acceptable and should be supported.

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: 3310/P7, 3310/P8, SITEPLAN.

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.

The existing dwelling shall be demolished and all debris shall be removed from the site no later than three months from the date when the new dwelling is first occupied.

Reason

To ensure the timely removal of the existing dwelling as the site lies in an area where new dwellings are not normally permitted: permission has been granted in this case on a replacement basis under policy RD9 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.

Construction and site clearance operations shall be limited to the following days and hours:

- 7am to 7pm Monday to Friday
- 7am to 1pm on Saturdays.

No construction, demolition or site clearance operations shall take place on Sundays or public/bank holidays.

HGV movements shall not be permitted outside these hours during the construction phase without prior written approval from the local planning authority.

Installation of equipment on site shall not be permitted outside these hours without prior written approval from the local planning authority.

Reason

To protect residential amenity in accordance with policy.

7.

Prior to the construction of a stream crossing or any other works within 5 metres of the stream, the applicant or their successor in title shall submit to the local planning authority an ecological survey report, from the most recent survey season, detailing any evidence of water voles or other protected, priority or notable species associated with the stream. The report shall set out clear impact avoidance and mitigation measures to be taken to minimise harm to features of biodiversity importance and biodiversity enhancement measures.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

8.

No development shall take place until a biodiversity management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of measures to avoid harm to bats, nesting birds, water voles and other aquatic species during demolition, vegetation clearance and construction works;
- (b) details of at least three or four bat roosting features to be installed within the application site, including at least two on the new building;
- (c) details of bird nesting sites to be installed;
- (d) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas bird nesting sites and sensitive habitats;
- (e) proposed timings for the above works in relation to the completion of the building;
- (f) prescriptions for the retention, planting and aftercare of native trees and shrubs of high biodiversity value.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

9.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to completion of the approved development, the applicant or their successor in title shall submit a report to the local planning authority, providing evidence of compliance with the biodiversity management plan.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

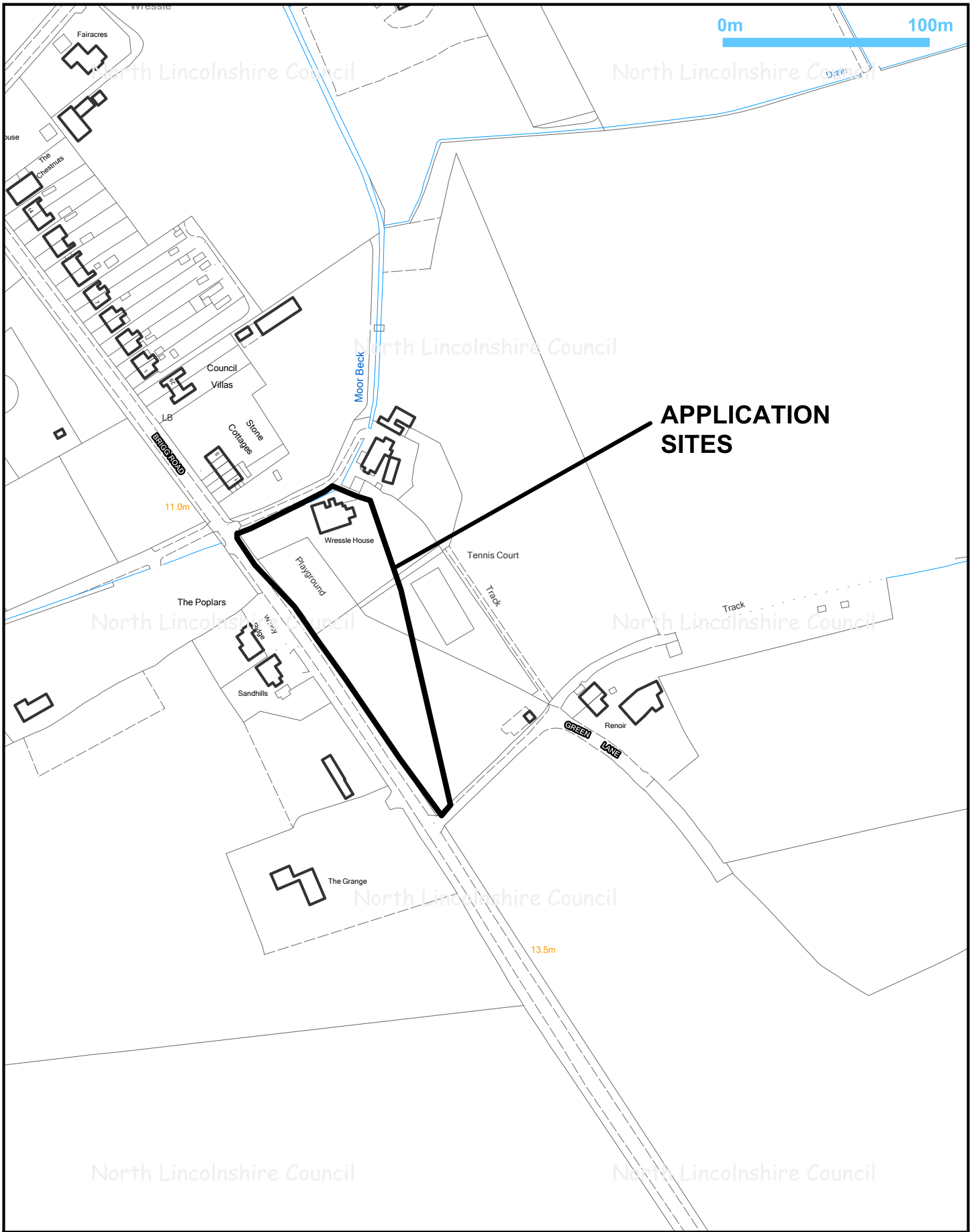
Informative 1

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 should be considered and investigated (i.e. ground infiltration feasibility). Further advice can be sought by contacting the Drainage Team on 01724 297522.

Records indicate that the proposed development site is bounded by a highway watercourse along the northern boundary. The proposals show a new access to be provided over the watercourse. This must be consented by North Lincolnshire Council's Drainage Team (Lead Local Flood Authority) through an ORDINARY WATERCOURSE CONSENT. Please contact the LLFA drainage team on 01724 297522 or via email for further details.

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.

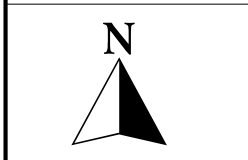


Title: PA/2015/1259

Drawn by: Sue Barden

Date: 23/02/2016

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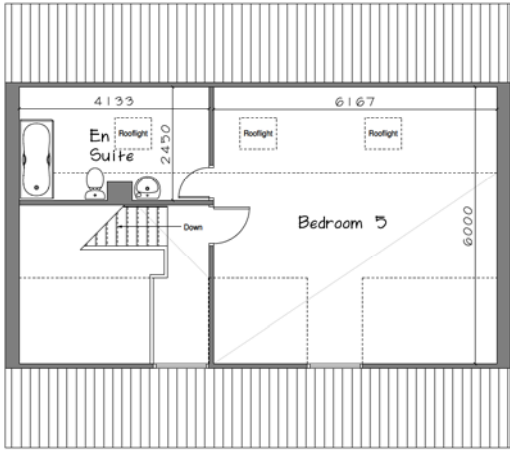


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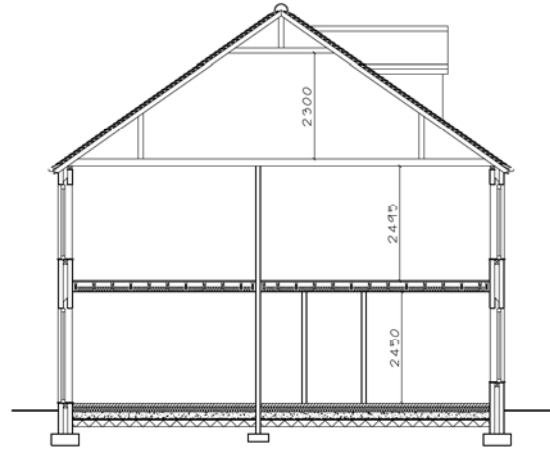


Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

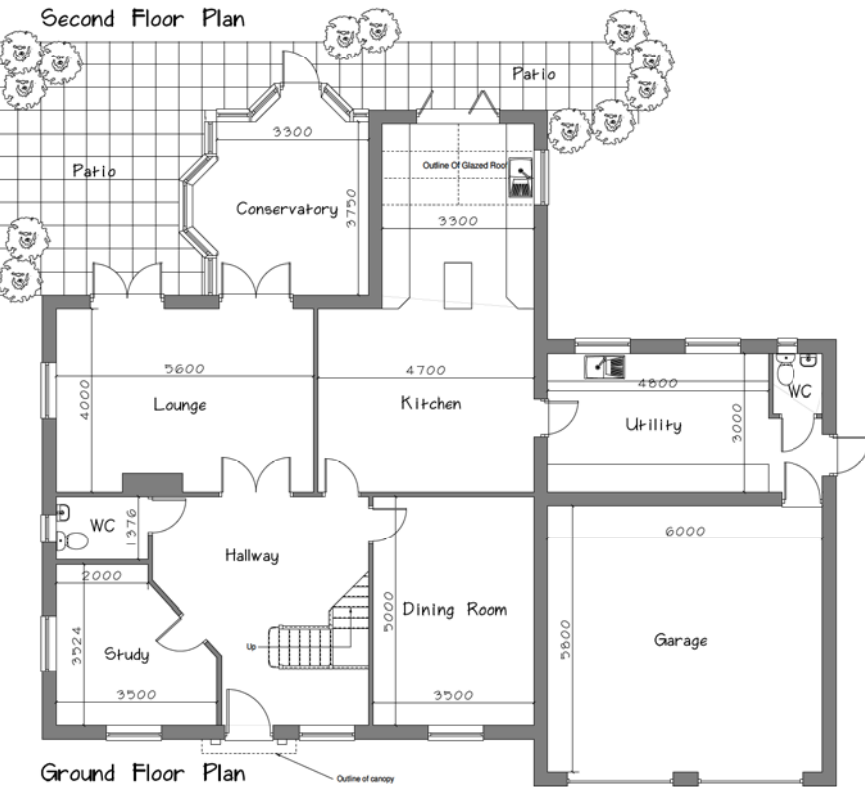
PA/2015/1259 Proposed floor plans - Not to scale



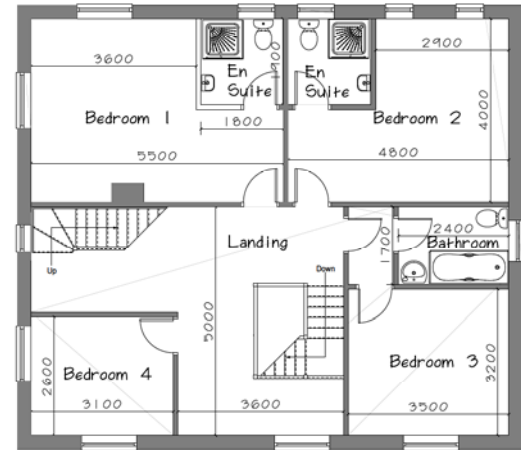
Second Floor Plan



Section



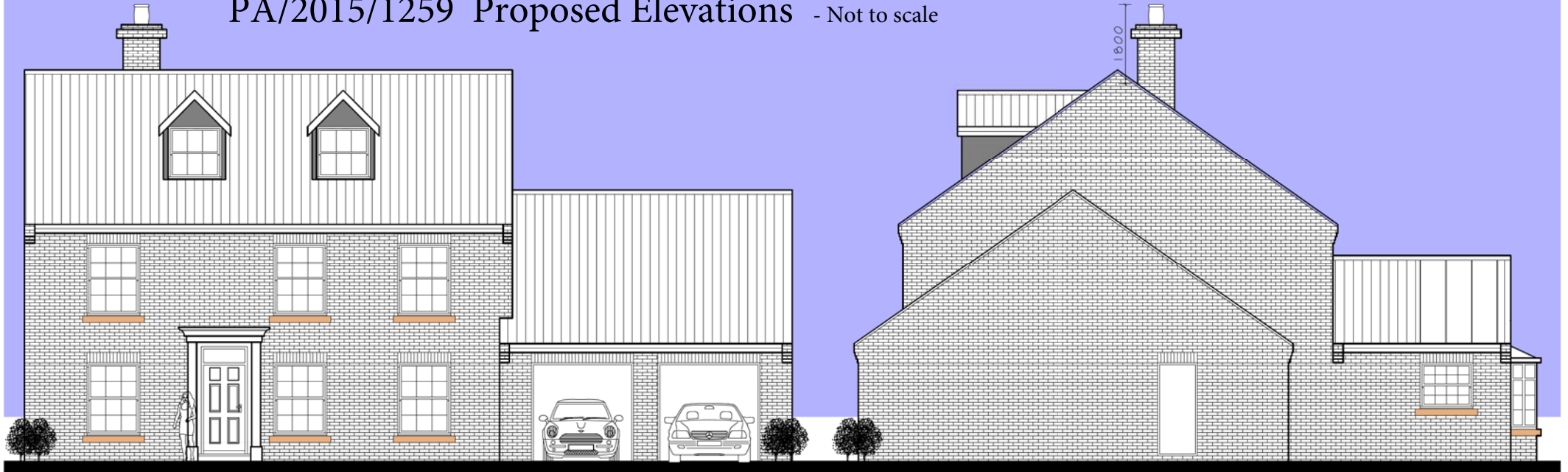
Ground Floor Plan



First Floor Plan



PA/2015/1259 Proposed Elevations - Not to scale



North Elevation

West Elevation



East Elevation

South Elevation