

**APPLICATION NO** PA/2015/1416

**APPLICANT** Mr J Tindale

**DEVELOPMENT** Planning permission to change the use of agricultural land to domestic garden use.

**LOCATION** Kwetu, Carrhouse Road, Belton, DN9 1PG

**PARISH** Belton

**WARD** Axholme Central

**CASE OFFICER** Emma Stanley

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Contrary to policy

## **POLICIES**

**National Planning Policy Framework:** Paragraph 17 states that planning should take account of different areas, promoting the vitality of our main urban areas, protecting the green belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements) and RD2 (Development in the Open Countryside)

**North Lincolnshire Core Strategy:** Policy CS3 (Development Limits)

## **CONSULTATIONS**

**Highways:** Does not wish to restrict the grant of permission.

## **PARISH COUNCIL**

No objections.

## **PUBLICITY**

Letters sent to neighbouring properties; no comments received.

## **ASSESSMENT**

Planning permission is sought to change the use of a small parcel of land behind the applicant's existing dwelling, to be used as additional garden. The land measures approximately 14 metres by 18 metres. The application site is outside the settlement boundary for Belton, and is therefore in the open countryside. The site, however, is located

on Carrhouse Road which, although in the open countryside, is built up on both sides, mainly with private residential properties.

**The main issue in the determination of this application is whether the proposed change of use will have an adverse impact on the character and appearance of the open countryside.**

The parcel of land to be used as garden is directly to the rear of the applicant's existing property, and is bounded by other residential properties to the north and south, with agricultural land to the east. To the south is a relatively new, replacement dwelling, which also received planning permission for an extension to the residential curtilage. As the land is tucked in between this and other development, it is not readily visible from public views and, being a small and narrow area, could easily be separated from the remainder of the agricultural land to the east, without having an adverse impact on the overall character of the area. The applicant proposes to provide tree and hedge planting in the area which will help to integrate the use of the land into the landscape. A condition is proposed which will restrict the erection of buildings on the land which will help to ensure that the rural character of the area is maintained. No objections have been received from either neighbouring properties or the parish council. It is considered, therefore, that the change of use and associated tree and hedge planting will not have a detrimental impact on the character and appearance of the open countryside and the application is 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: PA/2015/1416/01.

Reason

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

3.

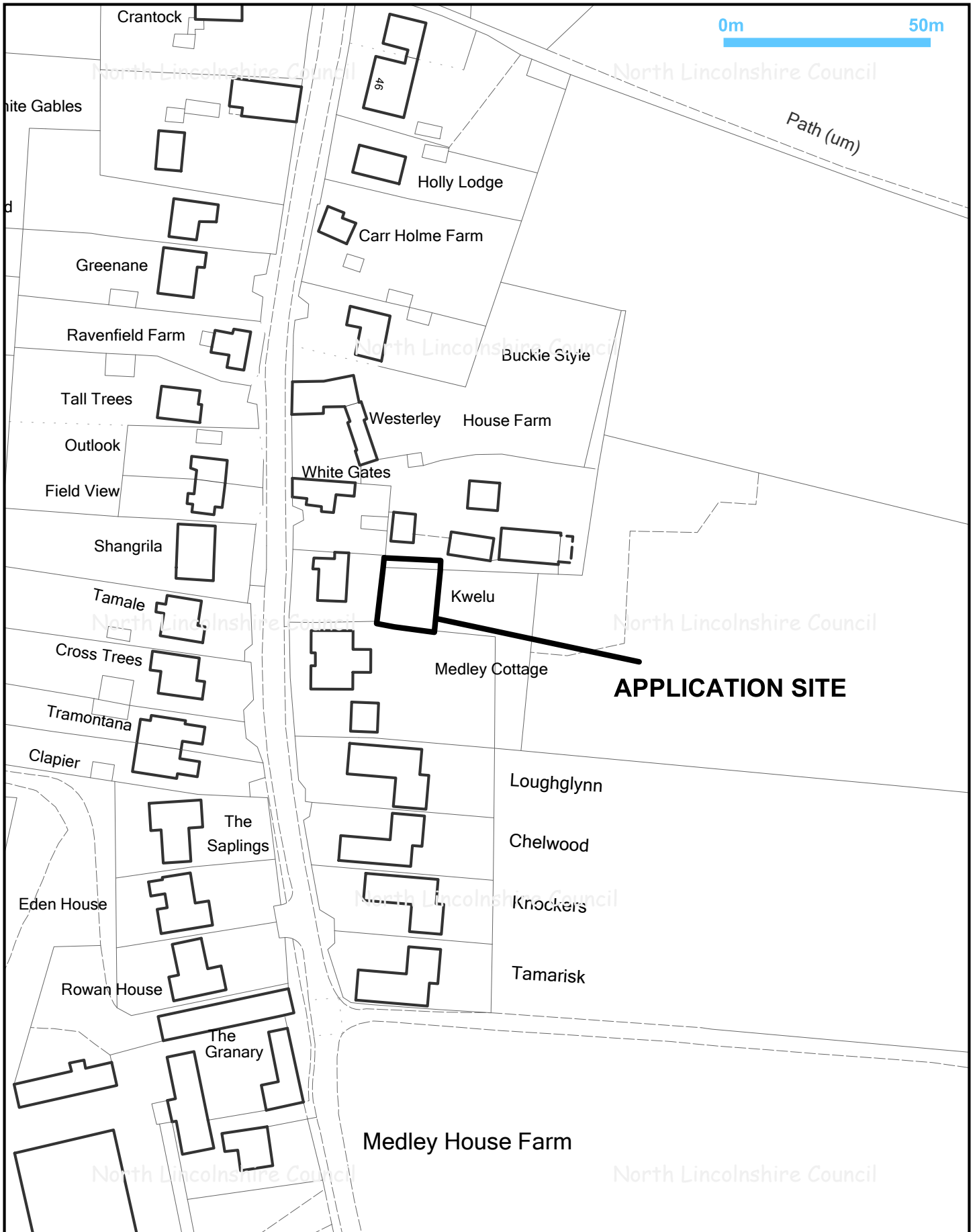
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected on the site without application first being made to the local planning authority and approved in writing.

Reason

To maintain the character of the development 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.



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