

APPLICATION NO	PA/2016/120
APPLICANT	Mr Mark Snowden, Keigar Homes Ltd
DEVELOPMENT	Planning permission to erect a pair of semi-detached dwellings
LOCATION	Land rear of 61 West Street, Winterton
PARISH	Winterton
WARD	Burton upon Stather and Winterton
CASE OFFICER	Joanna Heweth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Councillor Elaine Marper – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 states that it is proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 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.

Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

North Lincolnshire Local Plan: Policy H8 Housing Design and Mix

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy HE2 (Development in Conservation Areas)

Policy DS1 (General Requirements)

Policy HE9 (Archaeological Evaluation)

North Lincolnshire Core Strategy:

Policy CS2 (Delivering Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: Recommend conditions.

Conservation Officer: No objections given the history of the site.

Environmental Health: Comments awaited.

TOWN COUNCIL

Comments awaited.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted. No comments have been received.

ASSESSMENT

The application site forms a small part of a parcel of land to be developed by Keigar Homes in conjunction with an adjacent site which has a frontage to West Street. A bungalow on the site (number 61) has now been demolished. A second bungalow at number 59 falls within the larger site. Most of the site falls within the Winterton conservation area. The vacant plot at number 61 has security fencing across the frontage and is overgrown. To the east of number 59 is a children's playground on land allocated under policy LC11 of the local plan and to the west are residential properties facing onto West Street which have long rear gardens. The application is for the erection of a pair of semi-detached houses. An earlier application for four dwellings on this site and an adjacent parcel of land was approved in 2009 (PA/2009/1416). An application for conservation area consent was granted for the demolition of 61 West Street (PA/2009/1415). The current application seeks to amend the previously approved semis by handing the pair, re-siting the dwellings further back into the site and incorporating a small additional piece of land to the rear which is currently part of the rear garden to 63 West Street. The applicant has now bought number 63. The proposed house types remain the same as previously approved.

The main material planning considerations in the determination of this application relate to policy and history, and amenity and impact on the character of the conservation area.

Policy and history

The site falls within the development boundary of Winterton and development for housing would be acceptable in principle in this location under policy CS1 of the Core Strategy.

Prior to the approved 2009 scheme, referred to above, another application (PA/2008/0364) was allowed on appeal for the redevelopment of the adjacent site for 14 dwellings. The Inspector determined that the main issue in terms of the impact on the character of the conservation area was the design of the new dwellings fronting onto West Street. The Inspector considered that 'the development behind the proposed West Street cottages would have little impact on the surrounds, being visible only in direct views down the proposed access drive and in very limited views of the upper parts of the houses from High Street and the adjoining public open space. In views down the access drive from West Street, the proposed houses would be close to the drive reflecting local character'.

As the proposed dwellings would be further away from the access drive, making them less visible from West Street, this would be slightly at odds with the Inspector's comment on the adjacent scheme that the proposed dwellings would be close to the access drive in keeping with local character. This is considered to be a minor alteration to the design, however, and the properties would still only be between 6 and 8 metres from the access drive. The longer front gardens would allow more landscaping and the additional land to the rear would provide greater private garden space for future occupiers. It is therefore considered that the re-siting and extra space would result in an acceptable development in principle.

The application for the 14 dwellings, including access into the overall site, is still extant as the foundations for plots 7 and 8 have been constructed.

The current application relies on the premise that the previous application for four dwellings (PA/2009/1416) is still extant given that the demolition of number 61 was carried out within the three-year period following the approval date of 30 June 2010. There are no conditions relating to the demolition on this approval and a separate conservation area consent was granted for the demolition on the same date.

Amenity and impact on character of the conservation area

The proposed re-siting would not unduly affect the amenities of existing or future occupiers as there would be no direct overlooking or overshadowing, and any impact would be no worse than previously approved. The additional land is presently used for garden land and outbuildings (which would be demolished). The use of this land for garden land for the new occupiers would not be significant as the use would be the same. There would still be sufficient private amenity space for the occupier at number 63. No objections have been received from nearby residents.

The proposal would only be viewed fleetingly from West Street and would be less visible from this Street than the previous approval. The other views from the conservation area would be very similar to the previous application and the proposal is considered to preserve the character of the conservation area.

In conclusion, it is considered that the proposal is acceptable.

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 approved shall be carried out strictly in accordance with the following plans: Site Location Plan WT/123/01, Site Layout Plan WT/123/02, Plot Plan WT/123/03, Site Layout WT/123/04, Topographical Plan WS/123/13 and Plans and Elevations MC/OP/12/103.

Reason

In the interests of proper planning and for the avoidance of doubt.

3.

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.

4.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

5.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that order with or without modification), no development shall take place within any service strip adjacent to any shared surface road, and any planting or landscaping within this service strip shall be of species which shall be agreed in writing with the local planning authority prior to planting.

Reason

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

6.

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.

7.

The landscaping shown on plan WT/123/03 shall be carried out in its entirety within 12 months beginning with the date on which development is commenced or within such longer period as may be agreed in writing with local planning authority. Any trees, shrubs or bushes removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees, shrubs or bushes of similar size and species to those originally required to be planted unless the local planning authority has given written consent to any variation.

Reason

In order to secure the timely completion and successful establishment of the approved scheme of landscaping for the site.

8.

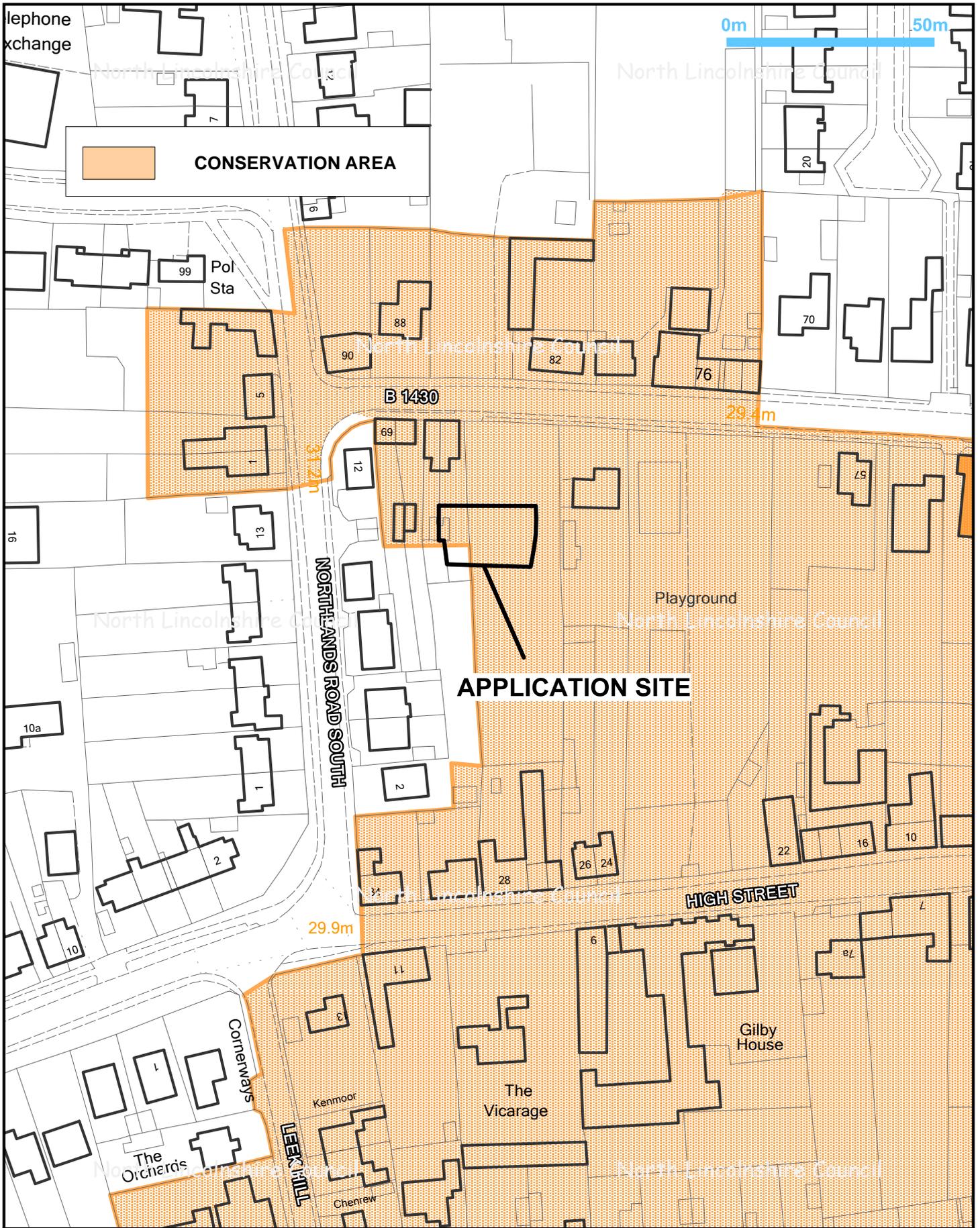
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 no erection of fencing or walls or other enclosures shall be carried out forward of the front elevation of the dwellings hereby approved without an application being submitted to and approved by the local planning authority.

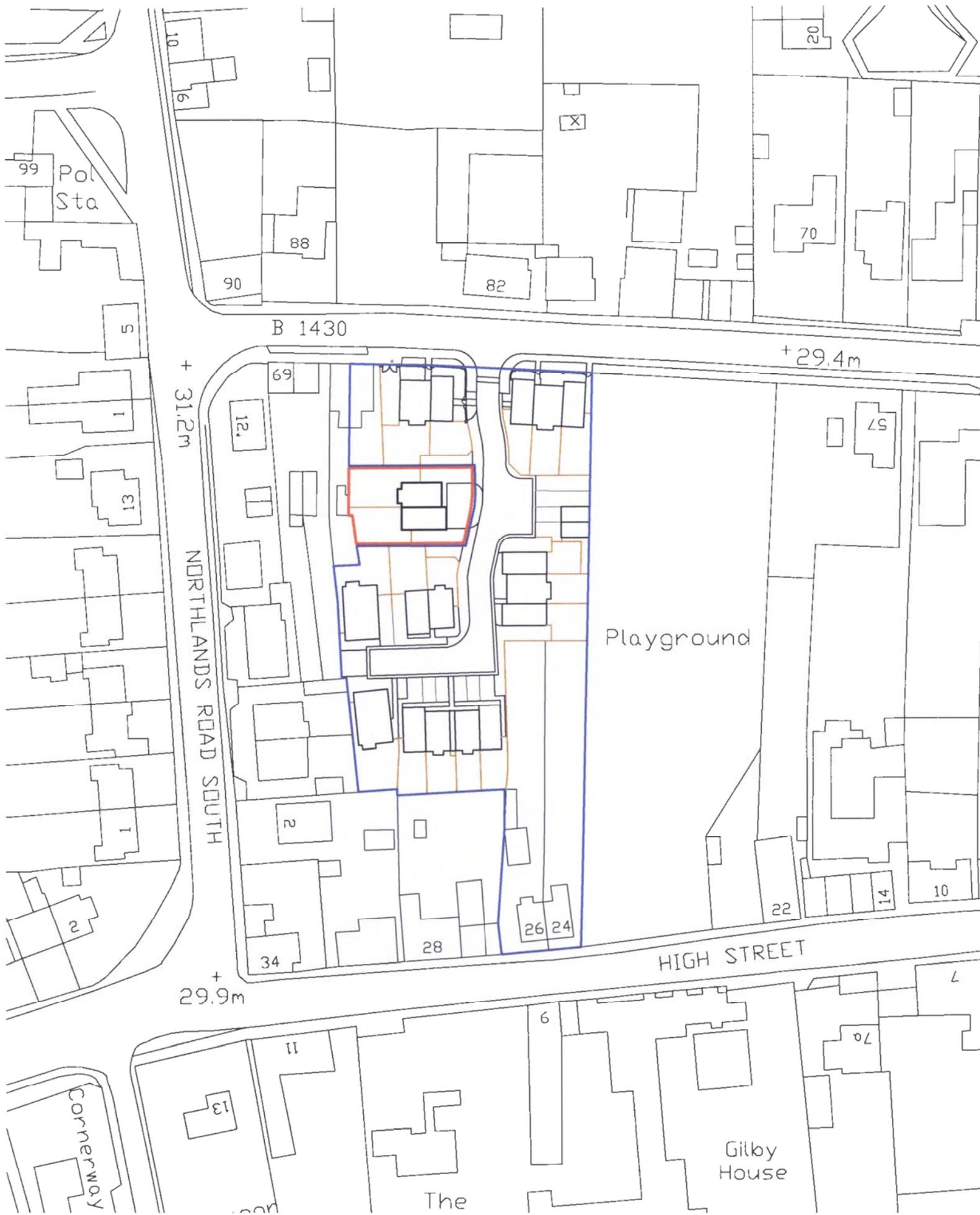
Reason

To protect the design of the scheme as an open plan development.

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/2016/120 Proposed front elevation - Not to scale

refer to materials schedule
for ridges specification



FRONT ELEVATION