

APPLICATION NO	PA/2016/1537
APPLICANT	Mr Paul Davies
DEVELOPMENT	Planning permission to erect a detached chalet bungalow and detached garage
LOCATION	Plot adjacent to Chalett, Woodhouse Road, Woodhouse, Belton, DN9 1QQ
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Andrew Willerton
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the National Planning Policy Framework 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 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55 states that to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.

Paragraph 56 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 58 states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should also respond to the local character and reflect the identity of local surroundings and materials and should be visually attractive and use appropriate landscaping.

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.

North Lincolnshire Local Plan:

H5 a-i only (New Housing Development)

H8 (Housing Design and Housing Mix)

RD2 (Development in the Open Countryside)

T1 (Location of Development)

T2 (Access to Development)

LC15 (Area of Historic Landscape Interest)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

Housing and Employment Land Allocations Development Plan Document:

Inset Map for Belton

PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways Team: Advises a condition in respect of vehicular access, parking and turning area.

Drainage Team: No comments received.

Severn Trent Water Ltd: No comments received.

Yorkshire Water: No comments received.

Archaeology: Advises a condition in respect of materials.

Spatial Planning: Advises that the five-year housing land supply statement is to be updated and reviewed following an Appeal Decision at Ealand. It is considered that the site is outside the development limit and is therefore contrary to current policy although it is noted that Belton is a relatively sustainable settlement.

Environmental Health: Advises a condition in respect of contaminated land.

PARISH COUNCIL

Objects to the proposal as it is considered to be over-intensive development for the site.

PUBLICITY

Neighbouring properties have been notified, and site and press notices posted.

ASSESSMENT

The application site is land adjacent to Chalett, Woodhouse Road, Belton and is outside any development limit as defined by the Housing and Employment Land Allocations Development Plan Document (HELA DPD). Planning permission is sought for the erection of a detached chalet bungalow and detached garage.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the North Lincolnshire Local Plan (NLLP) which was adopted in May 2003 and the North Lincolnshire Core Strategy (NLCS) which was adopted in June 2011. Material considerations exist in the form of national planning policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising Planning Practice Guidance (PPG).

The main issues for consideration with regard to the determination of this application are whether the application is sustainable and suitable in principle for residential development and whether the proposed development is appropriate with regard to site context in terms of its design, layout and scale.

Principle and sustainability

The application site is outside any development limit as defined by the HELA DPD. Adopted policy dictates that development in such a location is to be considered as within the 'open countryside' and that in such a location residential development should be strictly controlled unless there is a justified need for the purposes of agriculture or forestry. This proposal does not accord with policies CS2, CS3 of the NLCS or saved policy RD2 of the NLLP as no justification for agriculture or forestry has been provided.

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. Where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, relevant policies which guide housing supply should not be considered up-to-date. In the light of the recent Inspector's decision on Five Year Land supply in an appeal decision in Ealand (i.e. 4.9 years) the council has taken the decision to update and review the five-year land supply statement and issue a new statement. This will be available shortly.

Notwithstanding this, it is acknowledged that a five-year supply of housing land is not necessarily an upper limit, and there have been a number of recent appeal decisions in other parts of the country where Inspectors have concluded that sustainable residential developments should be permitted outside established development limits even in cases where the relevant council can demonstrate an up-to-date five-year supply. The existence of a five-year housing supply should not necessarily be an impediment to the grant of permission in view of the benefits of a scheme.

The application site is close to the HELA DPD development boundary, in fact the south-east corner of the application site adjoins it. Belton is described as a larger rural settlement

within the North Lincolnshire Settlement Survey (2016) and occupies the 19th position out of a list of 79 scored settlements in order of their sustainability survey. The applicant has submitted an assessment of sustainability utilising the Sustainable Settlement Survey 2009 and demonstrates that Belton is a sustainable settlement. It is stated within the supporting information that the site is within a few hundred metres of a bus stop, post office, supermarket, petrol station and shop, doctor's surgery and primary school and the site is therefore sustainable. It is therefore considered that the site is within walking distance of the key facilities and services that Belton offers and that the site is sustainable, and the provision of a single dwelling would make a positive contribution to Belton.

Furthermore, it is highlighted within the supporting Design and Access Statement that a plot of land to the north of Grey Green Farm, further outside the development limit than this proposal, was granted outline planning permission under PA/2015/1269 by the Planning Committee. It has therefore previously been considered that this area of Belton outside the development limit is acceptable for residential development.

On balance, it is considered that the site is sustainable and would make a positive contribution to Belton. Therefore, in accordance with the presumption in favour of sustainable development, it is considered that the principle of residential development in this location is acceptable.

Design, layout and scale

The proposal will see the development of a detached chalet bungalow with detached garage on garden land between Chalett and Grey Green Farm. The proposed bungalow is of a similar scale and design to that of Chalett and is to be sited due north of Chalett.

The proposed bungalow will be accessed through a shared driveway currently utilised by both Chalett and Grey Green Farm. This arrangement is considered to be acceptable and will lead to a detached garage associated with the proposed bungalow. It is considered that an appropriate level of off-road parking will be retained for both Grey Green Farm and Chalett.

The proposed bungalow measures 9.85 metres wide, 7.9 metres deep, 2.5 metres to eaves and 6.16 metres to the ridge of the pitched roof, with its roof slope facing onto Woodhouse Road. In terms of materials, a Hanson, Hampton Rural Blend, facing brick and Rustic colour Sandtoft Interlocking Concrete Interlocking Double Pantile are proposed. These materials are considered to be appropriate to the character of the area and a condition is recommended to secure their use.

Upper-floor windows are proposed within the gables to the north and south side elevations. The window to the north will serve a bathroom and is to be obscure glazed. The window to the south elevation serves a bedroom. It is not considered that this window will result in loss of privacy to Chalett given the proposal also includes the development of a detached garage due south of the proposed bungalow which will obscure views. In any case, the window would not overlook private amenity space given the majority of private garden is located to the south and only a driveway with 'lean-to' style car port exists to the northern side.

The proposed bungalow is considered to be served by an adequate level of private amenity space to the rear. This space forms a trapezium shape and is approximately 3.9 metres off the rear elevation at its narrowest and approximately 6.3 metres at its widest.

A detached garage is proposed to the south of the site adjacent to the proposed bungalow and the existing driveway/carport associated with Chalett. The proposed garage measures 3 metres wide, 5.75 metres deep and 4 metres to roof ridge and is considered to be acceptable and cause no impact upon amenity.

The proposed bungalow is not considered to result in a loss of light to Chalett to the south as only a ground-floor entrance door exists to the northern side elevation. With regard to Grey Green Farm, the proposed bungalow is sited south-east of the main dwelling although due south of a single-storey outbuilding. A separation distance of 8.3 metres between the side elevations of the outbuilding and the proposed bungalow will be retained which is considered to be acceptable with regard to height of the proposed bungalow.

The parish council has objected to the proposal on the grounds of it being over development of the site. Whilst it is acknowledged that the plot is small it is able to host a modest sized bungalow of similar proportions to Chalett.

Other considerations

The application is not in an area of significant flood risk and is within flood zone 1 as defined by the North Lincolnshire Strategic Flood Risk Assessment. In terms of surface water drainage, the applicant has indicated a soakaway will be installed at the site which is considered to be acceptable.

The land the subject of this application is designated as an Area of Historic Landscape Interest under policy LC14. The council's archaeologist has been consulted and raises no objection to the proposal subject to the use of appropriate materials. Although the archaeologist recommends details of materials be obtained by condition, the applicant has indicated the materials to be used within the supporting Design and Access Statement. The materials proposed are a Hanson, Hampton Rural Blend facing brick and Rustic colour Sandtoft Interlocking Concrete Interlocking Double Pantile. These materials are considered to be appropriate with regard to the character of the area and a condition is recommended to secure their use.

The Environmental Health Team has been consulted and has advised a condition to investigate the potential for land contamination and a suitable remediation scheme as necessary. It is considered, given the current use of the site as garden, that the condition proposed is onerous. It is recommended that a watching condition for contaminated land be imposed upon any grant of permission in place of the condition proposed by Environmental Health.

Conclusion

On balance, it is considered that the proposal would constitute sustainable development and that this notion outweighs that of adopted policy which seeks to restrict development within the open countryside for the purposes of the efficient operation of agriculture or forestry. The dwelling proposed is considered to make a positive contribution to the settlement and is acceptable in terms of its design, layout and scale. It is therefore the recommendation of this report to grant planning permission subject to conditions.

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: 'Location and Block Plan' drawing no. 925 4 of 4, 'Floor Plans & Garage' drawing no 925 2 of 4, 'Section A-A' drawing no. 925 3 of 4 and 'PA/2016/1537 Elevations'.

Reason

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

3.

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.

4.

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.

5.

Only the externals facing materials listed within Section 2 of the associated Design and Access Statement shall be used unless otherwise agreed in writing by the local planning authority.

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.

6.

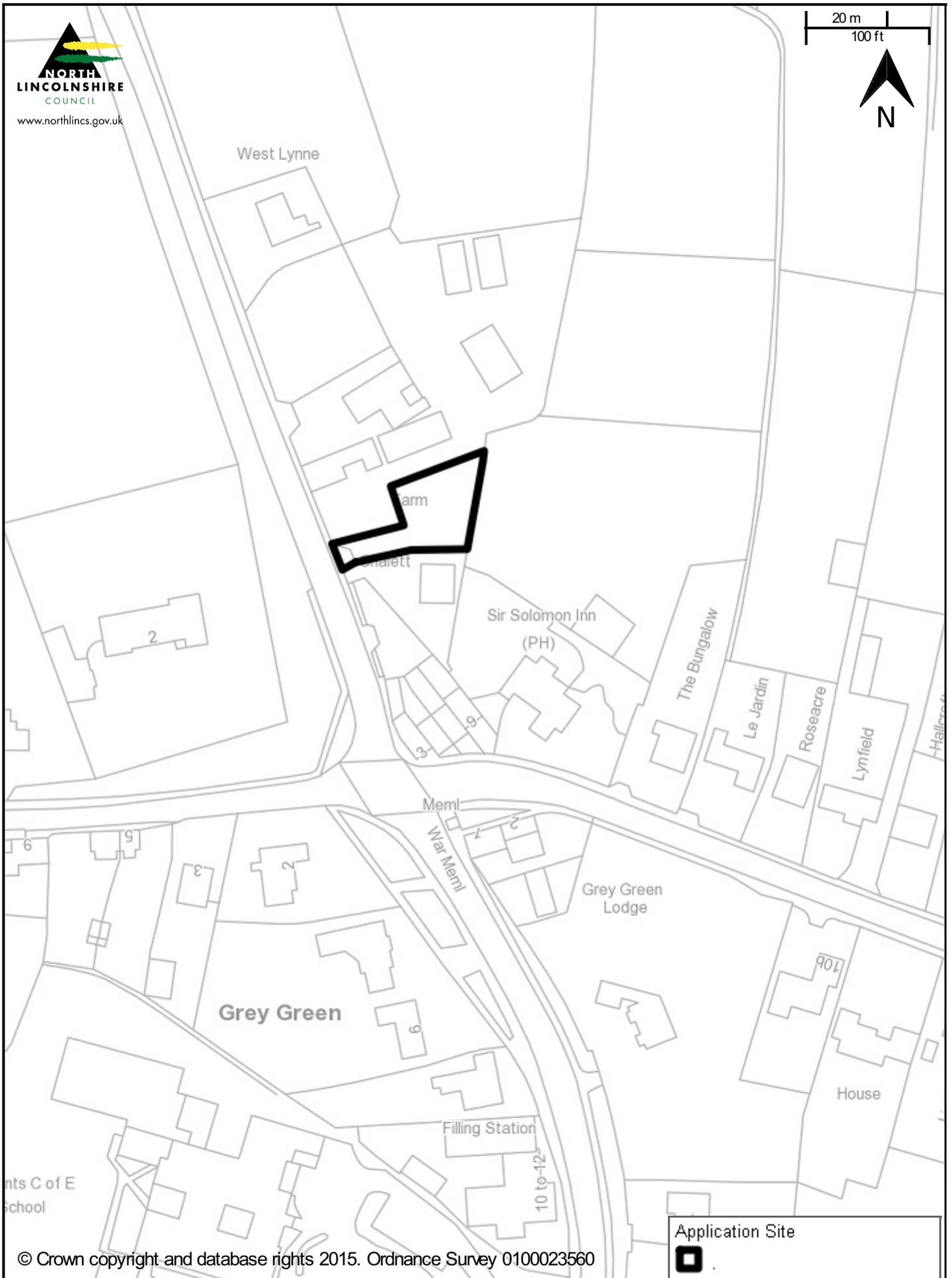
No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

Informative

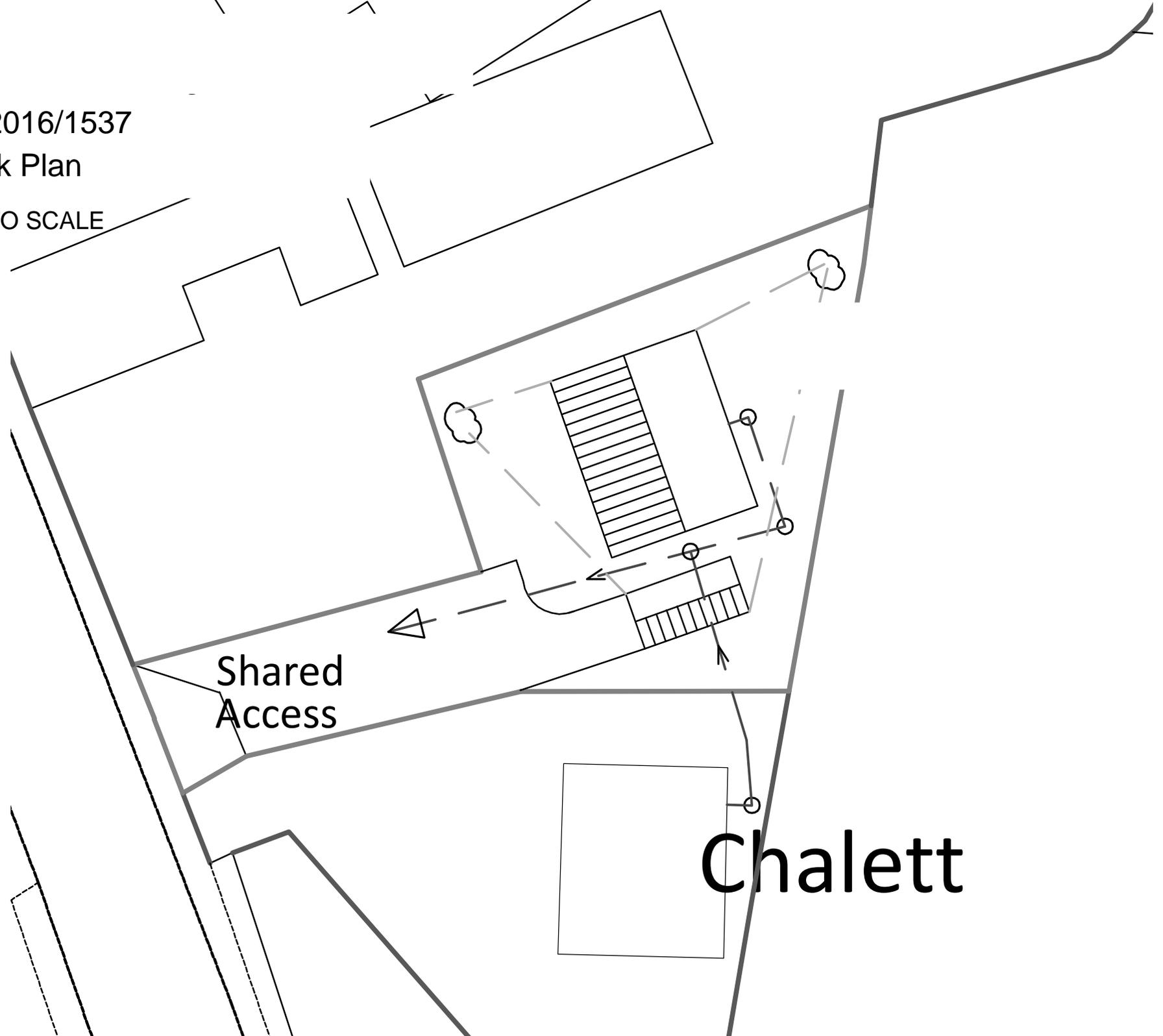
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



PA/2016/1537

Block Plan

NOT TO SCALE



Shared
Access

Chalett