

APPLICATION NO	PA/2017/38
APPLICANT	Mr & Mrs C King
DEVELOPMENT	Planning application to remove condition 3 of PA/2012/1474 and use the annexe as a separate dwelling
LOCATION	146 Westgate Road, Westgate, Belton, DN9 1QB
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Departure from the adopted local plan

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF 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 28 states that planning policies should support economic growth in rural areas to create jobs and prosperity by taking a positive approach to sustainable new development.

Paragraph 49 of Core Planning Principle 6 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. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

Paragraph 197 states that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

North Lincolnshire Local Plan:

DS1 (General Requirements)

RD2 (Development in the Open Countryside)

RD9 (Re-use and/or Adaptation of Rural Buildings)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

S8 (Spatial Distribution of Housing Sites)

CONSULTATIONS

Highways: Consider the access suitable to serve one dwelling.

PARISH COUNCIL

No response.

PUBLICITY

Letters sent to surrounding properties. One objection received raising the following issue:

- Object to using the track Bird Lane, a single track which is already overused, as extra traffic, ie dustbin waggons, mail deliveries etc, will only add to the bad state of repair.

ASSESSMENT

Planning permission was approved to convert and alter a garage in the rear garden of the applicants' property to a detached residential annexe (PA/2012/1474). The applicants now wish to separate the use of the annexe from the main dwelling in order to use it as a fully separate dwelling. The application site is outside the settlement boundary for Belton, and is therefore in the open countryside. Each property will have its own means of vehicular access and separate residential curtilage.

The main issue in the determination of this application is whether it is acceptable to create a separate dwelling, with its own access and residential curtilage, within the open countryside.

The existing building is to the rear of the applicants' property located against the eastern side boundary. Reasonable separation distances exist between the two structures and sufficient garden, parking and access are to be retained for the existing and proposed dwelling. No overlooking or overshadowing will be created, and no neighbouring property will be adversely affected by the change of use. The character of the area will not be adversely affected as no further alterations or extensions are proposed and, as the building is set amongst a group of buildings, it is not readily visible from anywhere other than within the site itself. The impact on the character and appearance of the open countryside is therefore minimal. The proposal utilises an existing vehicular access to the rear of the site and the garden area is already established.

One objection has been received from a property on Bird Lane concerned that the condition of the lane will be adversely affected if used by another dwelling. However, Bird Lane is already used to access the rear of the applicants' property so there will be no

increase in the use of the lane, which is on private land. In addition, the highways department has no objections to the application.

No other concerns have been raised and it is considered that the application, although in open countryside, will not adversely affect the character of the area or the amenities of neighbours and will create a sustainable, alternative use for the building, in accordance with the adopted local plan and core strategy. 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: 1030.01, 1030.02 and 1030.03 A.

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 or extensions shall be erected on the site other than those expressly authorised by this permission.

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.

PA/2017/38 – Site Location

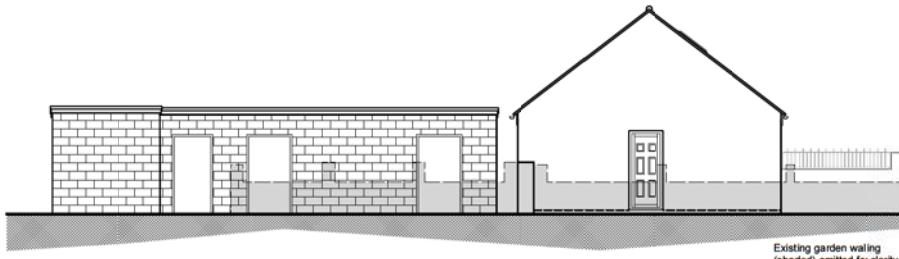


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EXISTING ELEVATIONS

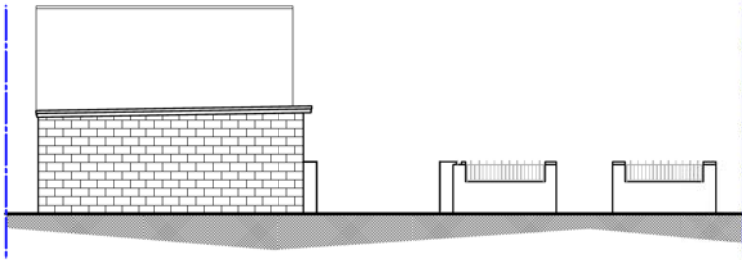


FRONT ELEVATION

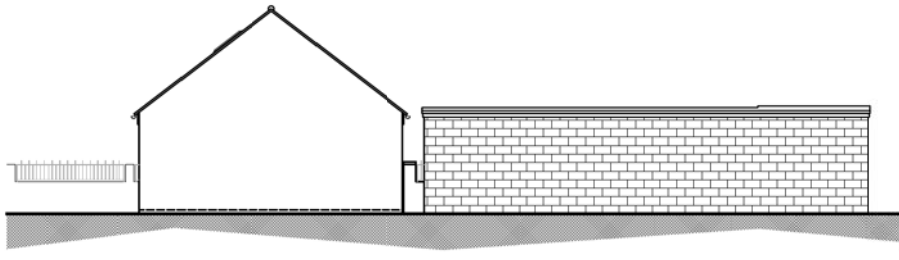


SIDE ELEVATION

Existing garden waling (shaded) omitted for clarity.

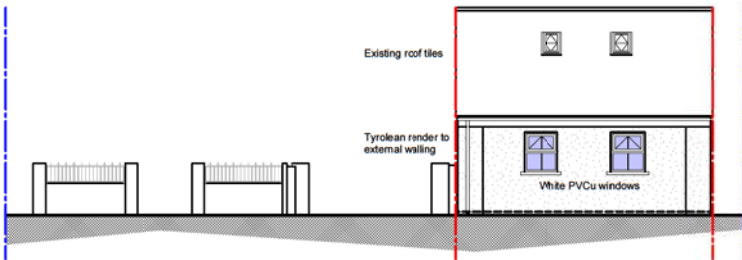


REAR ELEVATION

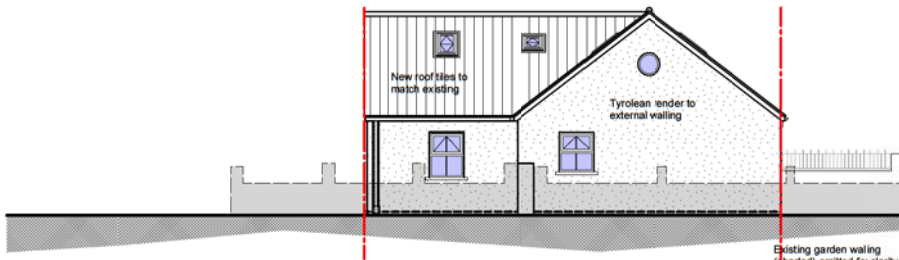


SIDE ELEVATION

PROPOSED ELEVATIONS

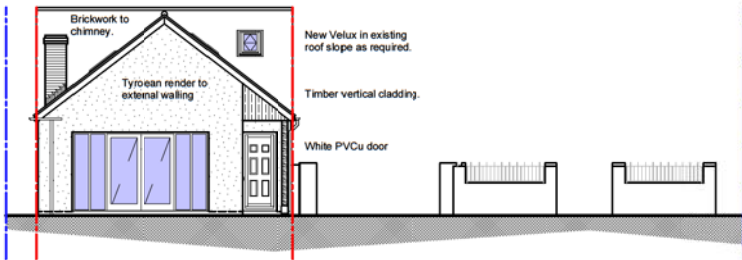


FRONT ELEVATION

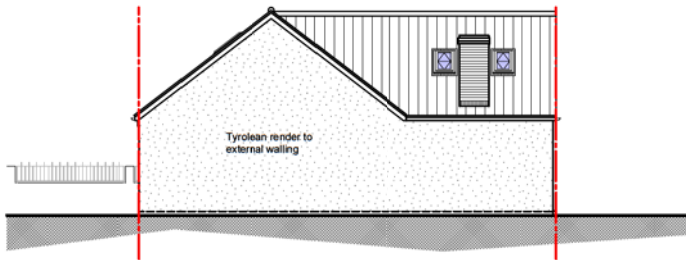


SIDE ELEVATION

Existing garden waling (shaded) omitted for clarity.



REAR ELEVATION



SIDE ELEVATION

DO NOT SCALE FROM THIS DRAWING.

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Revision	Date

Planning Application

Project
 Extension and Alterations to Existing garage to form Independent Living Accommodation
 146 Westgate Road, Belton

Client
 Miss. J. Shaw. and Mr. C. King

Architectural Design Services (Scunthorpe) Ltd

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