

APPLICATION NO PA/2017/1366

APPLICANT Mr Jerry Prince

DEVELOPMENT Planning permission to erect a detached dormer bungalow with attached stable

LOCATION Land east of Low Farm, access road to Low Farm, Barnetby le Wold, DN38 6HX

PARISH Barnetby Le Wold

WARD Brigg and Wolds

CASE OFFICER Andrew Willerton

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from development plan

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well–designed places

North Lincolnshire Local Plan:

Policy H8 – Housing Design and Housing Mix

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy DS16 – Flood Risk

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS19 – Flood Risk

Policy CS25 – Promoting Sustainable Transport

CONSULTATIONS

Highways: No objections subject to conditions.

Environmental Health: No objections subject to conditions.

PARISH COUNCIL

Neutral comments.

PUBLICITY

Advertised by site and press notice. No comments have been received.

ASSESSMENT

Principle of development

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 saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD).

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

Central Government places high importance on new homes being delivered throughout the country to address the chronic shortage.

The proposal seeks permission for a small-scale residential development (one dwelling) in Barnetby. The proposal would include a slight encroachment beyond the existing settlement limits but it is considered that this is marginal, and in the context of an under-supply of housing land, is not considered a barrier to the grant of permission. The current development plan for North Lincolnshire makes it clear that Barnetby is capable of accommodating small developments of this nature.

The proposal is therefore consistent with the spatial objectives for the site. The proposed scheme would result in an additional dwelling at the site which would help to contribute to the mix of housing types within the locality and would contribute towards meeting local need.

The broad principle of development is therefore considered acceptable.

Design

Full planning permission is sought for a detached bungalow and stabling. The site is located on the edge of the settlement and has a somewhat rural feel. The site is not otherwise considered to be architecturally sensitive. The proposed design is relatively uncontroversial and would sit comfortably at this edge of settlement location. The use of appropriate external materials could be adequately controlled via condition.

It is therefore considered that the proposed scheme would not have a detrimental impact on the character of the area and accords with policies DS1 of the NLLP, CS5 of the NLCS and relevant guidance contained within the NPPF.

Highways

The site is located in close proximity to the existing settlement boundaries and benefits from good access to public transport links and local services. It is therefore considered that the scheme would be located within a sustainable location.

The council's Highways team has offered no objections to the proposed layout or parking arrangements subject to appropriate conditions. Whilst it is accepted that the proposal would result in an increase in vehicular movements, it is not considered that the scale of the development would place unacceptable strain on the existing highway network.

It is therefore considered that the scheme would not have an unacceptable impact on vehicular or pedestrian safety and sufficiently accords with policy in this regard.

Flood risk/impact on drainage

The application site is not located within an area known to be at risk of flooding according to current local and national flood risk maps and it is not envisaged that the type/scale of development would place unacceptable strain on existing drainage infrastructure. Furthermore, the proposal would not be at unacceptable risk from flooding and would not give rise to an increase in flood risk in the locality.

Land contamination

The comments of the council's Environmental Health Officer are noted. However, there is no evidence that the site contains contaminants, and suitable conditions can be used to ensure the matter is adequately addressed during the construction phase.

Impact on residential amenity

The applicant has indicated that they would be willing to accept a condition ensuring the stables are not used for commercial purposes. This condition is considered necessary to ensure the scheme does not result in an unacceptable increase in disturbance levels. A

condition will also need to be attached to ensure a scheme is submitted, and adhered to, for dealing with odour from manure.

The proposed dwelling would be located a sufficient distance from any other neighbouring dwelling and would not result in an unacceptable increase in overlooking or overshadowing.

It is therefore considered that the proposal would provide a sufficiently high standard of living environment within the site without unacceptably impacting on living conditions at any neighbouring dwelling.

The proposal is considered to accord with the relevant criteria in policies CS1, CS2 and CS5 of the Core Strategy and policies DS1, H5 and H1 of the North Lincolnshire Local Plan.

Conclusion

The proposed development would make a small yet valuable contribution towards housing provision in the locality and would result in a sustainable form of development. It is therefore concluded that the proposal sufficiently accords with adopted planning policy and guidance. There are not considered to be any material considerations which would justify the refusal of this application.

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: "Proposed dorma bungalow layout", "Block plan", "Stable block layout", "First floor layout" and "PA/2017/1366/04".

Reason

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

3.

No external materials shall be attached to the buildings hereby approved until details have first been submitted to, and approved in writing by, the local planning authority. The development shall not be carried out except in strict accordance with the agreed details.

Reason

In the interests of visual amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

4.

The proposed facility shall be solely for domestic use and the enjoyment of the owner of the site, and at no time shall this facility be used for commercial purposes.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

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.

6.

Prior to the commencement of the use hereby permitted, a scheme for the collection, storage and disposal of manure and foul horse bedding shall be submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be implemented on the commencement of the use and adhered to thereafter.

Reason

To protect residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

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

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:

- details of measures to avoid harm to bats, badgers, hedgehogs, reptiles and nesting birds during demolition, vegetation clearance and construction works;
- details of at least five bat roosting features to be installed in new buildings and on retained trees;
- details of nesting sites to be installed to support a variety of birds species;
- restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;

- provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- prescriptions for the retention, planting and aftercare of native trees, shrubs, hedgerows and wildflowers of high biodiversity value to maintain and enhance habitat networks;
- details of wetland habitat to be created and maintained as part of sustainable urban drainage;
- proposed timings for the above works in relation to the completion of the buildings.

Reason

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

10.

No external material shall be applied to any buildings within the site until details of such materials have been submitted to and agreed in writing by the local planning authority. No other materials except those agreed in writing shall be used in the construction of the approved scheme or thereafter, unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of visual amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

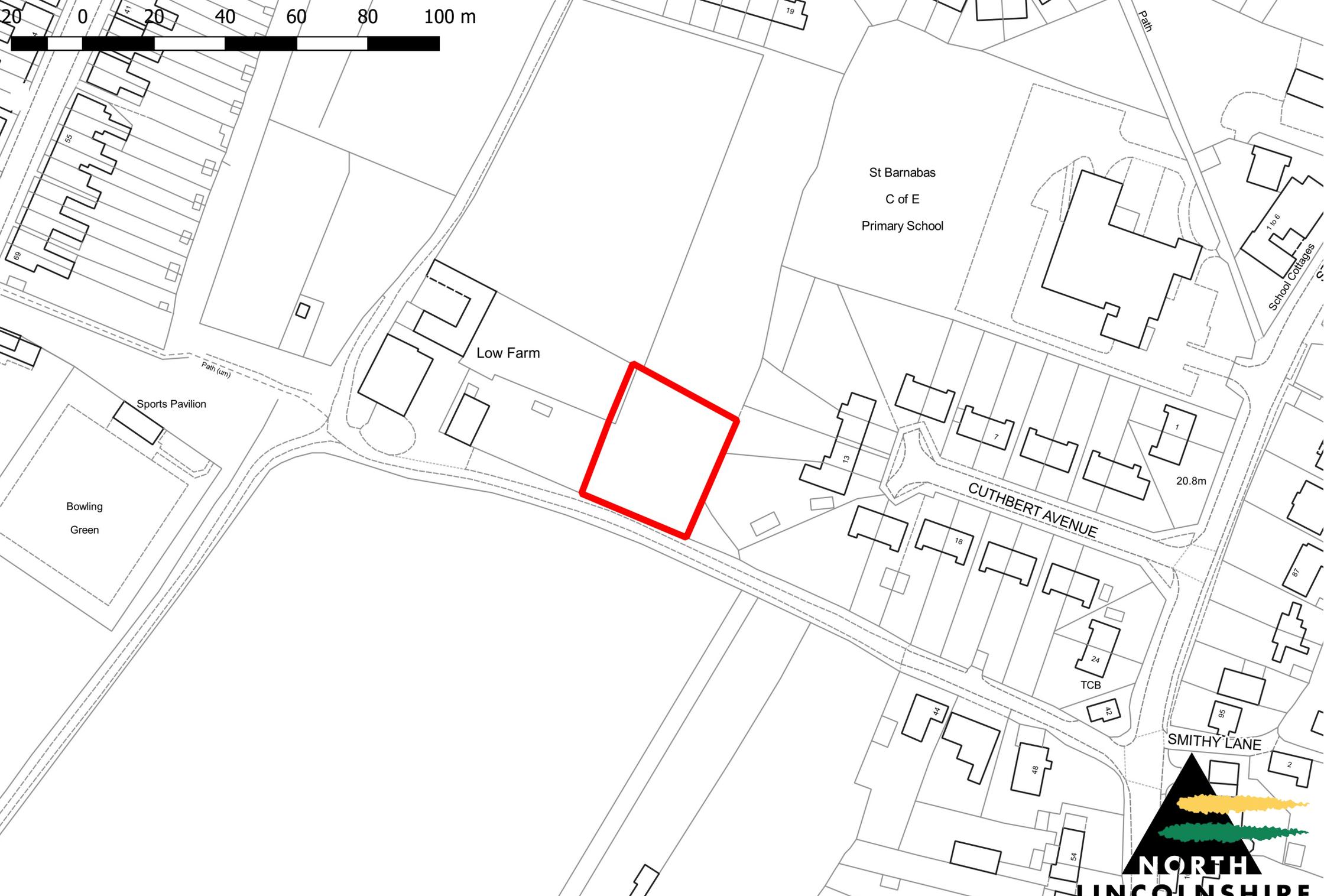
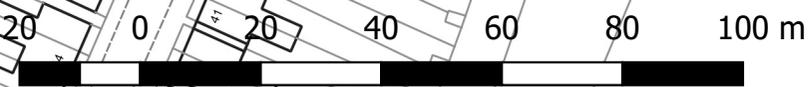
Informative 1

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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/2017/1366

© Crown copyright and database rights 2018. Ordnance Survey 0100023560

