APPLICATION NO	**PA/2019/297**
APPLICANT	Mr Martin Moat
DEVELOPMENT	Part retrospective planning permission to replace an existing passage from the main building to the WC with a wider passage, and erect an aluminium-framed building over a swimming pool
LOCATION	27 A18 Trunk Road, Althorpe, DN17 3HN
PARISH	Keadby with Althorpe
WARD	Axholme North
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	**Grant permission subject to conditions**
REASONS FOR REFERENCE TO COMMITTEE	Objection by Keadby with Althorpe Parish Council

POLICIES

National Planning Policy Framework: Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 47 – Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

North Lincolnshire Local Plan: DS1, DS11, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS5 CS19

CONSULTATIONS

Highways: No objections or comments.

Environmental Protection: No objections subject to the imposition of conditions.

Environment Agency: No objections.

PARISH COUNCIL

Objects to the proposal, but no reason is given.

PUBLICITY

The application has been advertised by site notice.

The application has received a mix reception with letters of support and objection. The letters of support state that the pool is a good addition to the site. The letters of objection refer to the application process and the works that have been carried out in breach.

The applicant himself has put forward a comment which seems to expand on the description of the proposal given on the application form, and appears to promote the pool for private hire.

ASSESSMENT

The Dolphin Inn fronts the A18 and is located within Althorpe. The public house is a large detached building set within reasonable grounds to the front and rear. There is also a large area of hard standing which has been used in the past for patron parking. The building itself is made up of a brown-facing brick with white render across the first floor. Architectural features include two gable wings emanating from the principal elevation, chimney stacks on either side of the building and a large flat-roofed porch to the front. The site along the A18 is bounded by brick and brick pillars with solid wood in between. To the rear the boundaries are more appropriate to a countryside setting, with planting and low boundaries. The settlement boundary ends close to the rear of the building and most of the associated land to the rear is within the open countryside. The site has an extensive planning history and is registered as a community asset. The site is within flood zones 2/3a according to the council's Strategic Flood Risk Assessment.

The applicant seeks (part retrospective) permission to erect an outbuilding to form a swimming pool and widen a rear passage that connects the building to the toilets. It also appears on the plan that the applicant wishes to retain the garage, though this is not made clear by the description of the proposal or at any other point within the application form. The existing use of the site is that of a public house with ancillary residential accommodation. The applicant does not make clear whether the proposed outbuilding to form a swimming pool is for commercial or domestic purposes, and assessment will be based on the proposition that it is for commercial use given section 6 ('Existing Use') of the application form describing it as a 'commercial building'.

The public house and curtilage are located within the settlement boundary for Althorpe as identified by the Housing and Employment Land Allocations DPD 2016.

The main issues for consideration are:

- **principle of development;**
- **environmental issues/amenity;**
- **character impacts;**
- **highways;**

- **flood risk.**

Principle of development

Althorpe is described as a Rural Settlement within the Core Strategy. Policy CS1 is concerned with the overarching spatial strategy for the district and it states "…Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS2 sets out a sequential approach to where development should be focussed. It states "Small-scale developments within the defined development limits of rural settlements to meet identified local needs" are considered acceptable.

The proposal to erect a cover over the swimming pool is therefore considered acceptable in principle and would align with the aforementioned planning policies.

Environmental issues

Policy DS11 is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell or noise, do not pose a danger by way of toxic release. Policy DS1 is also concerned with the protection of amenity.

The council's Environmental Protection team has been consulted and has advised a condition limiting the use of the swimming pool to domestic purposes only, to prevent undue impact on nearby residential properties. The applicant has put forward hours of use which appear to be reasonable, finishing at 7pm on weekday evenings and 6pm on weekends and bank holidays. Given that the public house can function much later than this and is likely to cause greater disturbance, there is no requirement for this condition.

The passage and the swimming pool building itself would not give rise to an unacceptable impact upon neighbouring amenity by being overbearing or allowing overlooking.

It is therefore considered that the proposal would accord with policies DS11 and DS1 of the North Lincolnshire Local Plan.

Character impacts

Policy CS5 of the Core Strategy is concerned with raising design standards in North Lincolnshire and is considered relevant.

The proposed works would be to the rear of the existing public house and would have minimal impact upon the street scene. The works to both the passage and the pool building would not overly dilute the existing building, and materials can be controlled by condition.

It is considered that the proposal would therefore accord with policy CS5 of the North Lincolnshire Core Strategy.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The applicant proposes to retain the existing access arrangement and ample parking is available within the site. The council's highways department has assessed the application and has no objections or comments.

The proposal is therefore considered to accord with local plan policies T2 and T19 of the North Lincolnshire Local Plan.

Flood risk

The site is located within flood zone 2/3a in accordance with the North and North East Lincolnshire SFRA 2011. Policies DS14 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy are considered relevant.

The proposal is well below the 250 square metres threshold for minor development in flooding terms and the Environment Agency has confirmed that their standing advice should therefore be followed. The applicant has submitted a flood risk assessment, the contents of which are noted. It is considered, given the scale of the proposal, that surface water can be mitigated at building regulations stage. The proposal is therefore considered to accord with policies DS14 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy.

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: Extension to passage 04, Block Plan 03; Garage and Swimming Pool 09.

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

3.
The swimming pool hereby approved shall not be used outside the following hours:

- 10.30am to 7pm Monday to Friday

- 10.30am to 6pm on Saturdays

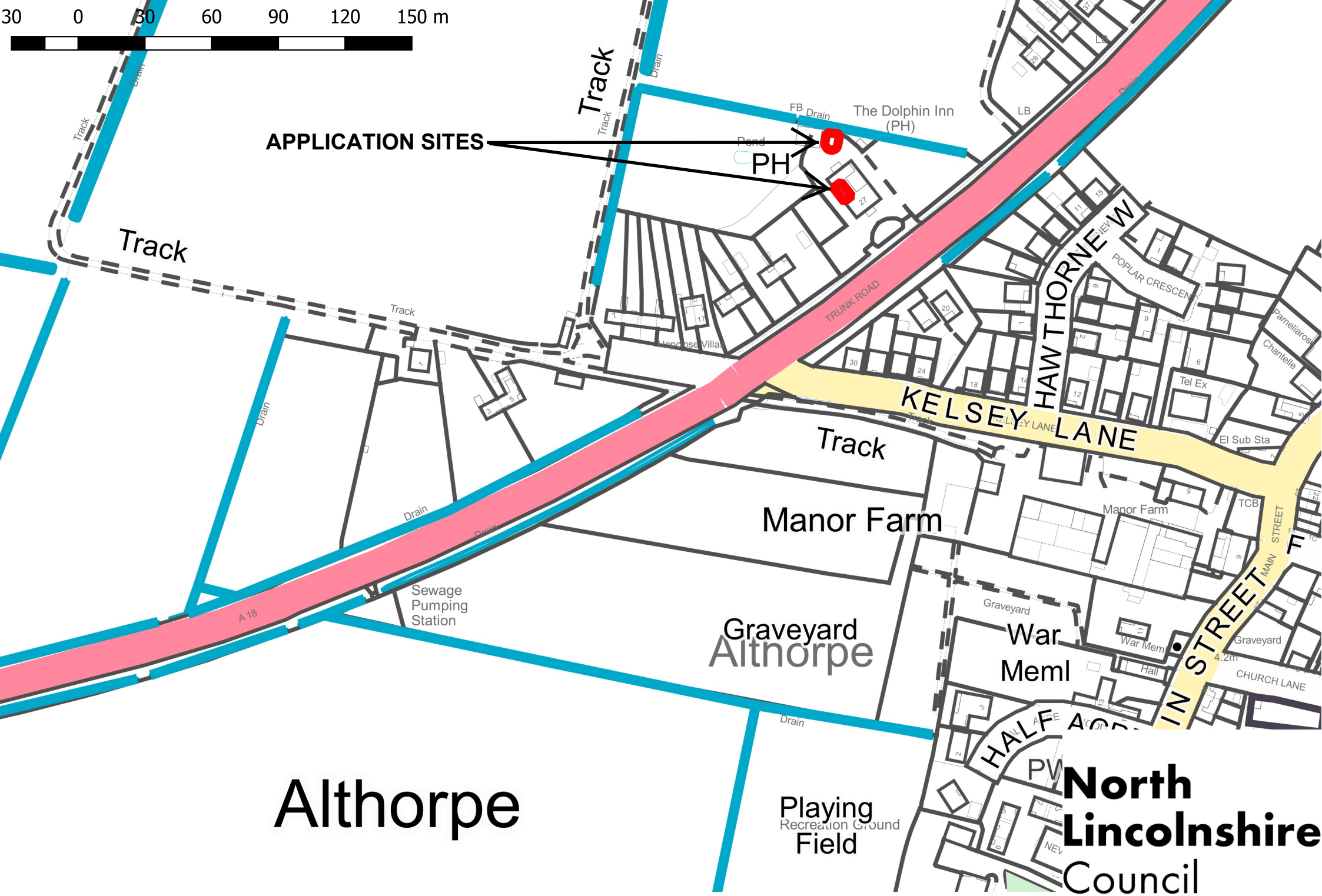
- 11am to 6pm on Sundays and public/bank holidays.

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

4.
The external materials of the buildings and extensions hereby approved shall match those put forward in section 7 of the planning application form unless otherwise agreed in writing with the local planning authority.

Reason
In the interests of visual amenity and to accord with policy CS5 of the North Lincolnshire Local Plan.

Informative
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.



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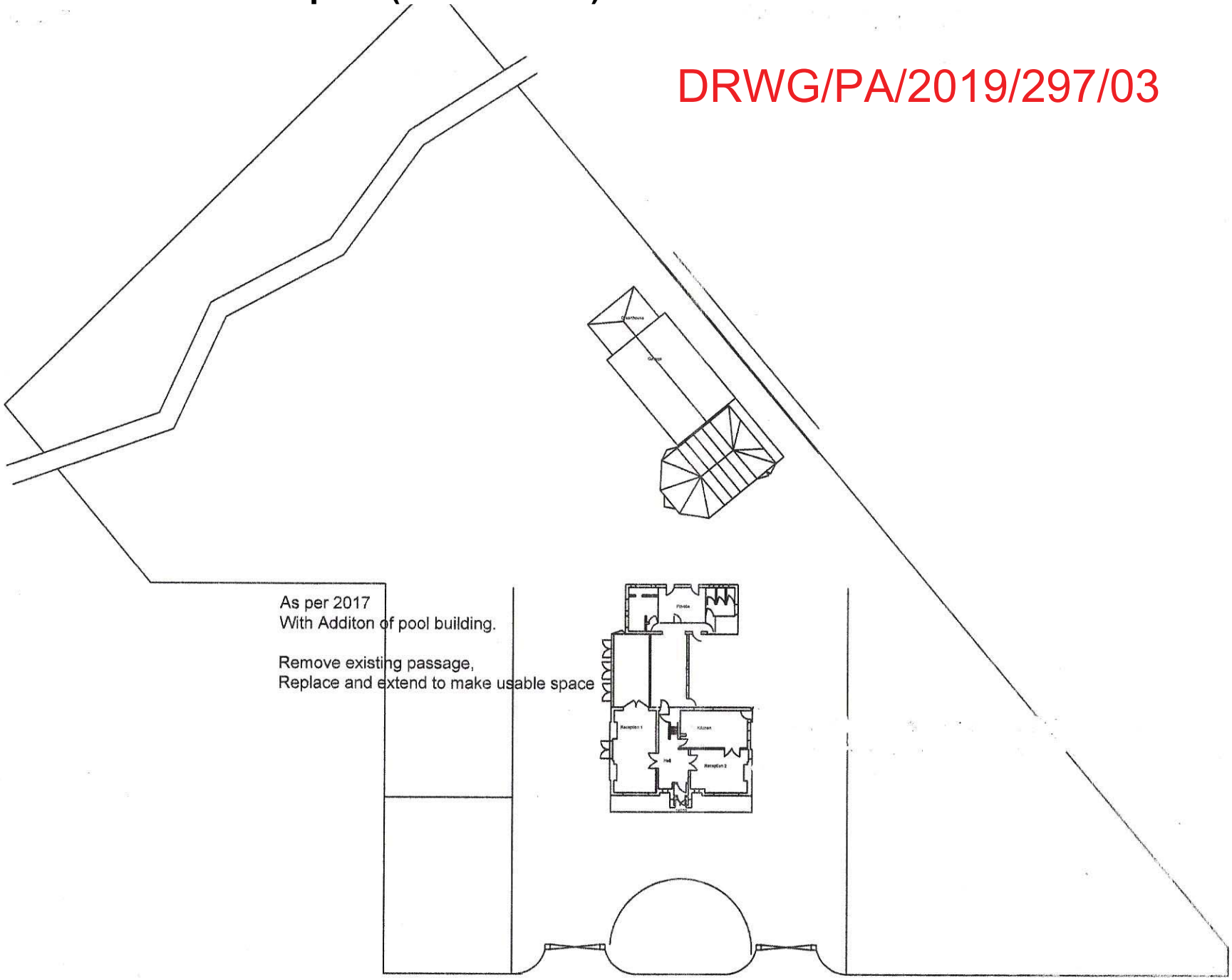
PROPOSED BLOCK PLAN 1/1/2019

PA/2019/297 Block plan (not to scale)

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