

APPLICATION NO	PA/2019/1738
APPLICANT	Mr M Bielenica
DEVELOPMENT	Application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2017/298 to erect a dwelling
LOCATION	Redlands, 108 Akeferry Road, Westwoodside, DN9 2NF
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Natasha McCann
SUMMARY RECOMMENDATION	Grant approval subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

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)

Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)

Chapter 15 (Conserving and enhancing the natural environment)

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy LC7 (Landscape Protection)

Policy T1 (Location of Development)

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 CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS17 (Biodiversity)

Policy CS19 (Flood Risk)

Other Documents:

Assessment of Five Year Housing Land Supply Statement – 1 April 2019 to 31 March 2024

CONSULTATIONS

Environmental Agency: No objection.

Highways: No objection subject to conditions.

HER (Archaeology): No objection.

Ecology: No objection subject to conditions.

PARISH COUNCIL

Haxey Parish Council has been consulted twice on this application: in respect of the initial submission and following receipt of amended plans.

Their initial comments were that they did not object to the original outline planning application, but that the plans submitted for approval of the reserved matters show a larger footprint and scale than illustrated on the indicative plans submitted under the outline application. They considered the initial proposal to be over-development of the site and out keeping with the street scene.

The parish council upheld their objection when consulted on the amended plans received. They stated that the amended plans do not reduce the proposed footprint to an acceptable size and the proposal is still considered to be an over-development of the site. The height of the eaves has not been reduced significantly from the original plans submitted. The parish council acknowledges that the link between the proposed dwelling and garage has been removed, however raises concern that this could be reinstated at a later date. Concerns are also raised regarding potential overlooking and loss of privacy to the east due to the number of windows proposed.

PUBLICITY

A site notice has been posted. Two responses have been received objecting to the proposal on the following grounds:

- The proposed footprint is considered to be excessive and not reflective of the indicative plans submitted under the outline application.
- The development would result in the loss of wildlife and vegetation on site.
- The initially proposed dormer windows to the pitched roof would be out of character with the surrounding area.
- The initially proposed three-storey dwelling is considered too large in scale and overly dominant.
- The proposal is likely to cause drainage issues.

It is noted no additional public comments have been received following the amended plans received 16/01/2020.

ASSESSMENT

The site

The site contains a detached bungalow with a garage and private garden to the rear. There is an existing vehicular access in the south-eastern corner of the site, which is accessed from Akeferry Road. The dwelling is located within the defined settlement boundary for Haxey, in a sustainable central location within easy walking and cycling distance of a range of local facilities, including a primary school, village hall, shop(s), public houses and a takeaway. In terms of sustainability, it is within walking distance of bus stops. The proposal therefore accords with the principles of sustainable development as set out within the policies of the local plan, Core Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations. The application site is not located within a conservation area and does not contain any listed buildings. It is located within SFRA Flood Zone 2/3 (a) Fluvial and within the Isle of Axholme Area of Special Historic Landscape Interest (LC14).

The proposal

This is a reserved matters application seeking approval for the appearance, landscaping, layout and scale of a dwelling, pursuant to outline planning permission PA/2017/298.

Considerations approved under application PA/2017/298

- **Principle of development:** The development was deemed acceptable in principle and considered an appropriate use of the site.
- **Flood Risk:** The Flood Risk Assessment (FRA) submitted satisfactorily demonstrates that the development would be safe without increasing flood risk, and evidence has been provided to support the proposal as sustainable development in this part of Haxey parish.
- **Protected species:** The installation and establishment of a replacement roost prior to works has been ensured by condition and considered satisfactory.

Reserved Matters: appearance, landscaping, layout and scale

Policies DS1 of the local plan and CS5 of the Core Strategy are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials. The pattern of residential development surrounding the site is characterised by a mix of large detached dwellings and some smaller semi-detached dwellings. The appearance of the dwellings is also mixed, with red brick the most prevalent external facing material. The surrounding dwellings vary in height. The street scene surrounding the host dwelling features a bungalow to the east at 112 Akeferry Road and two two-storey dwellings at numbers 116 and 118. Number 119, adjacent to the site, is also a two-storey dwelling. The proposed layout, scale and appearance of the proposed dwelling, constructed in brick with a tiled roof, are in keeping with the character and appearance of the street scene.

In terms of its design, the plans show that the proposed dwelling would feature a pitched roof which would reflect the architectural style of the surrounding character. The dwelling has been designed with a balanced appearance to the principal and rear elevations, with windows mirrored to either side of the dwelling. The proposed set-back of the detached garage would reduce the visual impact the dwelling would have on the street scene whilst reflecting the layout of surrounding plots. The design and appearance of the proposed dwelling incorporates features and materials which are similar to the immediate vicinity whilst preserving the detached context of the site. The proposed windows and doors are considered appropriate in scale and position and do not appear overly dominant. The applicant has submitted a biodiversity report alongside the application which indicates the replanting and introduction of various vegetation throughout the site. This includes the replanting of a hedgerow to the rear and shrubbery to the east and west boundaries to complement the proposed boundary fencing. The proposed landscaping is considered to adequately shield the proposed dwelling from the highway, whilst incorporating similar vegetation to existing.

The plans show that the dwelling would be set in 11.6 metres from the east boundary and 3.5 metres from the west boundary, which would allow an area of pedestrian circulation to the north and private garden. The proposed position would retain a sense of openness between both adjacent properties which is considered an important characteristic within the residential setting. The dwelling would be set back from the public highway by approximately 14.4 metres, which would allow an area of amenity space to the front of the dwelling and reflects surrounding sites. The proposed amenity space to the front, side and rear is considered to be sufficient to meet the needs of the occupants of the proposed dwelling. The driveway is of sufficient size and depth to accommodate the movement of

vehicles within the site and to the proposed garage. Based on the amount of parking and private amenity space available to the occupants of the proposed dwelling, and the fact that the dwelling would be set in from the eastern, southern and western boundaries, the proposal is not considered to result in a contrived or cramped form of residential development in the street scene and the host dwelling would retain adequate space for amenity and parking purposes.

It is therefore considered that the proposal is in accordance with policies DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

RECOMMENDATION Grant approval subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 3203-BLD-00-ZZ-DR-A-0201 Rev P8; 3203-102D and 3203-103.

Reason

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

2.

The scheme of landscaping and tree planting shown on drawing number 3103-102B shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced or within such extended time period as may be agreed in writing with the 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 have given written consent to any variation.

Reason

To define the terms of the permission, to ensure a suitable scheme of landscaping is implemented on the site and in the interests of the visual amenity of the area in accordance with policies DS1 and LC12 of the North Lincolnshire Local Plan and CS5 of the North Lincolnshire Core Strategy.

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.

The proposed new vehicle parking facility shall not be brought into use until the vehicular access serving it has been completed within highway limits.

Reason

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

5.

No development shall commence until the local planning authority has been provided with either:

- (a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified development to go ahead; or
- (b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason

To conserve European Protected Species in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

6.

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. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

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

Informative 1

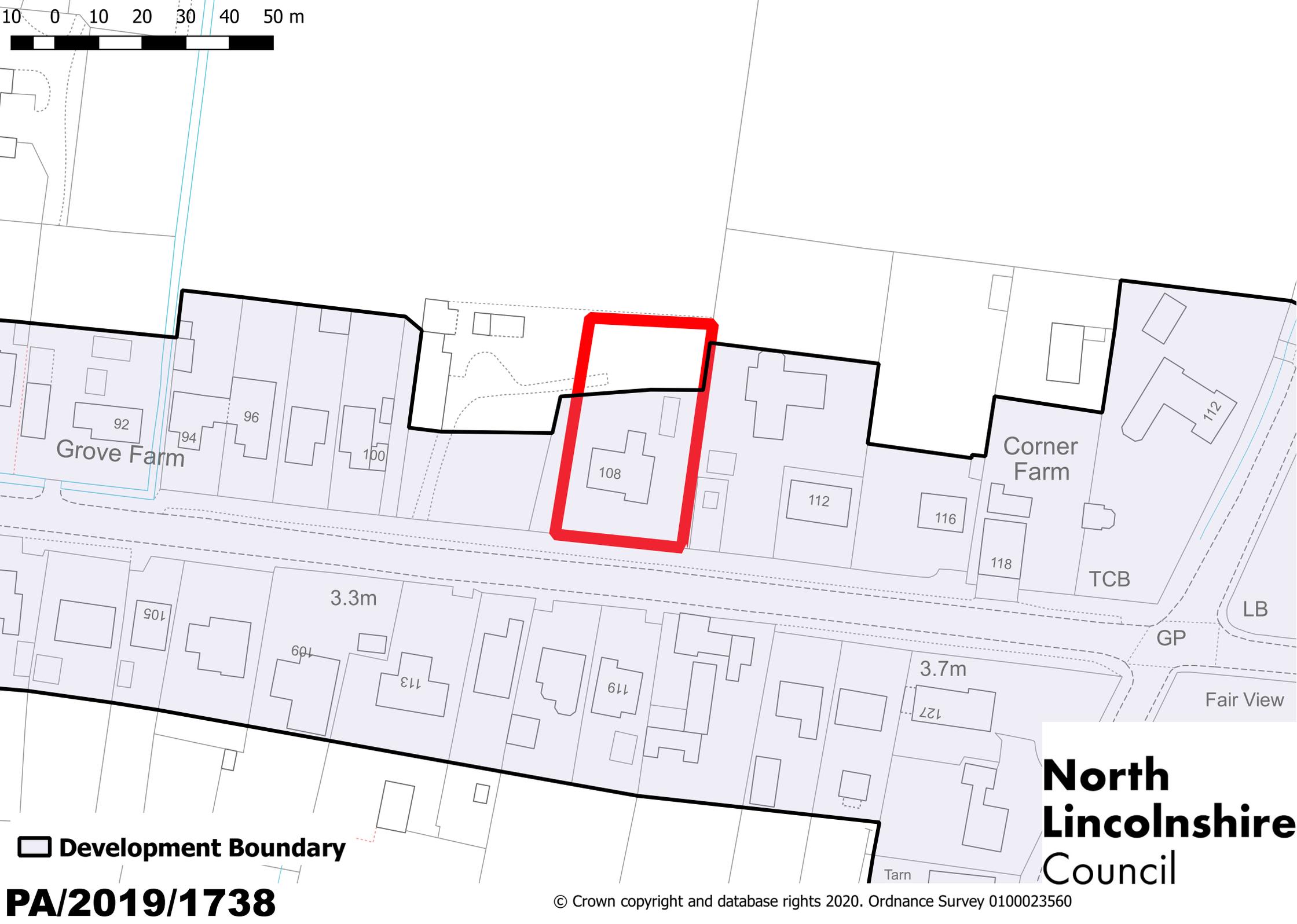
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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.

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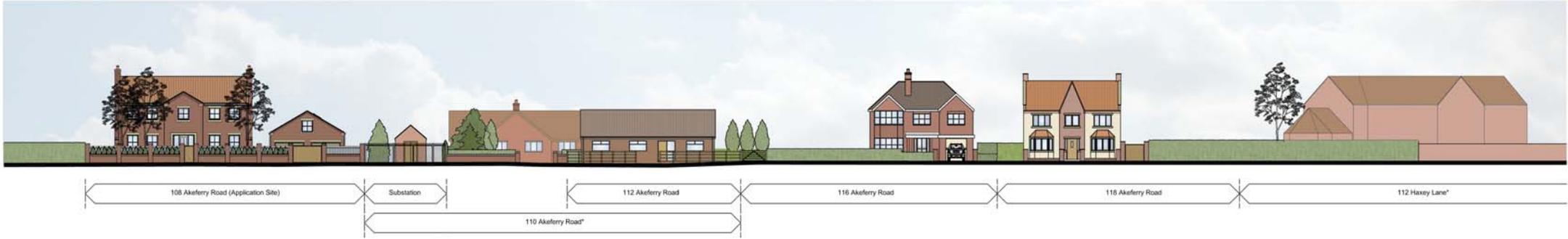
 Development Boundary

PA/2019/1738

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**North
Lincolnshire
Council**

AMENDED



Street Scene Elevation - Akeferry Road Grazeound
Scale 1:200 @ A1

*Assumed House Numbers from OS Information

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Site boundaries taken from Ordnance Survey plan and are not to be used for legal purposes.
THE PARTY WALL ETC. ACT 1996
Where work is to take place either on or adjacent to a boundary and adjoining buildings then notice must be served on the adjacent owner in accordance with the above Act. 2 months prior to the commencement of works. This notice is to be signed and stamped by the surveyor for each side and any disputes with the Council should be referred to the local authority.
A clear statement that the notice is served until the act is completed.
Full details of the relevant statutory provisions are available on request.
The proposed start date.

PRELIMINARY STATUS

client

Mr M Bielenica

project

108 Akeferry Road
Grazeound
North Lincs
DN9 2NF

drawing

STREET SCENE ELEVATION

date 07.01.2020 drawn SJ checked

scale As shown drawer no dwg no **3203-103**

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bld
ARCHITECTS

PA/2019/1738 Site layout plan (not to scale)

AMENDED



Ecology Key
BT Star Tit
SS Sparrow street bird box (3 boxes in total)
BB-O Open fronted bird box fixed 3m above ground
BB-C Closed fronted bird box fixed 3m above ground
HH Hedgehog gaps to boundary min 130 x 130mm

Ecology measures required, details to be read in conjunction with Fauna Forest Ecology Ltd Bio-diversity management plan

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 Where work is to take place within clear boundaries, such as boundaries and adjoining buildings, the contractor must be advised of the proposed design and construction within the above site. 2 copies prior to the commencement of works. The notice should include the following details:
 - Your name and address together with the building address.
 - A clear statement that the notice is served under the act.
 - Full details of the proposed landscaping plans where appropriate.
 - The proposed start date.

PRELIMINARY STATUS

D	Dwelling footprint reduced as per planning consultant comments	17.12.19	SJ
C	Planning Issue	15.10.19	SJ
B	Ecology key added, roof plans updated	08.10.19	SJ
A	Pedestrian Gate added, hedge added to rear boundary	05.08.19	SJ

client
Mr M Bielenica

project
 108 Aketery Road
 Grazeound
 North Lincs
 DN9 2NF

Proposed Site Plan

date 01.2019 drawn SJ checked
 scale As shown drawer no dwg no 3203-102D

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 ARCHITECTS

Proposed Site Plan
 Scale 1:100 @ A1

PA/2019/1738 Proposed elevations and floor plans (not to scale)



Front Elevation (South)
1:100



Rear Elevation (North)
1:100



Dwelling Side Elevation (East)
1:100



Dwelling Side Elevation (West)
1:100



Garage Side Elevation (West)
1:100



Garage Side Elevation (East)
1:100

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Materials Key
Walls: Red brick, weathered / tumbled effect
Roof Tile: Clay tile, flat profile, natural textured red colour
Windows: Georgian effect UPVC
Doors: UPVC
Window Heads & Cills: Reconstituted stone, colour buff
RWP & Guttering: UPVC

Ecology Key
BT: Bat Tile
SS: Sparrow street bird box (3 boxes in total)
BB: Bird box (open fronted) fixed min 3m above ground level

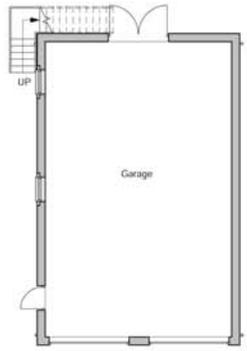
AMENDED



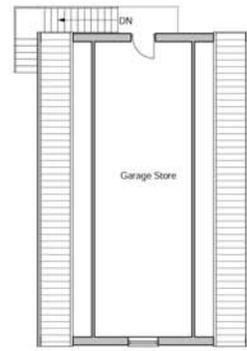
Ground Floor Plan
1:100



First Floor Plan
1:100



Garage Plan GF
1:100



Garage Plan FF
1:100

P8	Utility room amended as per client comments	16.12.2019
P7	Area & Massing reviewed based upon planning consultative comments	09.12.2019
P6	Planning Issue	07.10.2019
P5	Layout updated as per client meeting 30.07.19	05.08.2019
P4	Layout updated following client meeting 5.3.19	12.03.2019
P3	Layouts updated following client meeting	19.02.2019
P2	Layouts updated to reflect client comments	28.01.2019
P1	First Issue	21.01.2019
REV	DESCRIPTION	DATE

STATUS OF ISSUE
CLIENT

Mr M Bielenica

PROJECT
**108 Akeferry Road
Grazeound
North Lincs
DN9 2NF**

DRAWING TITLE
Proposed Plans & Elevations

DATE **14.01.19** DRAWN BY **SJ** CHECKED BY **-**

No **3203-BLD-00-ZZ-DR-A-0201**

SCALE (@ A1) **1:100** STATUS **S0** REV **P8**

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