

APPLICATION NO PA/2020/72

APPLICANT Mrs M Mikolajczyk

DEVELOPMENT Planning permission to erect a pair of semi-detached dwellings, including associated works

LOCATION Land to the rear of The Grey House, South End, South Ferriby, DN18 6HT

PARISH South Ferriby

WARD Brigg and Wolds

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Significant public interest

POLICIES

National Planning Policy Framework:

Section 5 – Delivering a sufficient supply of homes

Section 12 – Achieving well-designed places

North Lincolnshire Local Plan: Policies H5, H8, HE9, DS1, T1, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS6, CS7, CS8 and CS17 apply.

CONSULTATIONS

Highways: The access track serving the site is of limited width and is not maintained by the Highway Authority. The visibility splay for vehicles emerging onto Horkstow Road does look adequate but is likely to be compromised to a degree by on-street parking associated with the school and frontage dwellings. South End already wholly serves in excess of five dwellings and as such qualifies as an unadopted access road. As such any additional dwellings would not be subject to exemption from the Advanced payment codes. However, it should be noted that the geometry of the access road is such that it could not be upgraded to adopted highway status.

Given the existing situation, it would be difficult to justify a refusal on traffic generation from two additional units. Should the proposal ultimately gain permission, some difficulties during the construction phase are anticipated. To this end, it would be necessary to advise a construction phase traffic management plan condition, along with others relating to the

provision and retention of parking. It may also be appropriate to require a degree of improvement to the lane, post construction/pre-occupation. Conditions are recommended.

Drainage (Lead Local Flood Authority): No objection or comments.

Environmental Protection: No objection, but recommend a condition.

Historic Environment Record: The application lies within an area where archaeological remains are anticipated and construction works may disturb or destroy archaeological evidence. A programme of archaeological monitoring and recording should therefore be maintained during construction groundwork. The applicant should submit a written scheme of investigation (WSI) for archaeological mitigation to be considered with this application. This procedure is in accordance with NPPF 199, and local planning policies CS6 and HE9. Where the planning authority is minded to grant consent prior to the submission of a Mitigation WSI, pre-commencement conditions would be required to secure the archaeological mitigation scheme.

Ecology: An informative note should be attached to any permission granted, indicating that site clearance works should be carried out sensitively, so as to avoid harm to hedgehogs or nesting birds. Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek biodiversity enhancement in accordance with the National Planning Policy Framework.

PARISH COUNCIL

No objection but the following concerns are raised:

- narrow access track which is unsurfaced with no passing places
- increase in traffic could represent access issues, during both the construction phase and upon occupation
- a single dwelling was refused on this site previously.

PUBLICITY

A site notice has been displayed. Nine letters of objection have been received (two people have written in twice) raising the following issues:

- loss of outlook
- loss of light from garage
- excess water flow from lack of guttering on the garage
- potential for gas build up, vermin ingress and damp from lack of access to side of proposed garage
- lack of parking provision
- disturbance from construction work

- allowance should be made for access and egress for existing properties during the construction period
- loss of trees
- the existing access track is in poor condition
- out of character
- impact and loss of biodiversity
- precedent for future development along the same lane
- overlooking
- impact on drainage
- loss of orchard
- deterioration of the access road surface
- inconvenience to existing households during the construction period.

ASSESSMENT

The application site consists of an area of garden land to the west of a property known as The Grey House and is located off a single unmade private lane known as South End. It contains a number of trees. The site is located within the defined settlement boundary for South Ferriby and is surrounded by residential properties on all sides. It is located to the north of South Ferriby Primary School and the private lane gains access from Horkstow Road (B1204) to the south-east. The site is located within flood zone 1 as defined in the North Lincolnshire Strategic Flood Risk Assessment. Planning permission is sought to erect a pair of semi-detached houses with detached garages, and associated gardens and driveways.

The main issues in the determination of this planning application are the principle of development, impact on the character and appearance of the area, impact on residential amenity and highway issues.

Principle

The application site constitutes an infill plot located within the defined settlement boundary for South Ferriby, in a sustainable location within easy walking and cycling distance of a range of local facilities, including a primary school, church, village hall, shop and post office and two public houses. In terms of sustainable modes of travel, it is within walking distance of bus stops which provide regular services to Scunthorpe, Barton upon Humber and Brigg. The proposal therefore accords with the principles of sustainable development as set out within the policies of the local plan, Core Strategy and National Planning Policy Framework on delivering residential development in appropriate locations.

Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and

protects existing natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of South Ferriby, in a sustainable location. Therefore, there is a presumption in favour of residential development.

Policy CS2 of the Core Strategy states that development should be focused on other suitable infill opportunities within the defined development limits of rural settlements. The proposal is for residential development on a suitable infill plot within the defined development limit of South Ferriby, which is defined as a rural settlement. On this basis, the proposal is considered to comply with policy CS2 and therefore the principle of residential development in this location is considered to be acceptable.

It is worth noting that there is no planning history for this site. In terms of setting a precedent for future development of other sites along South End, each planning application is considered on its own merits.

Street scene

The plans show the erection of a pair of semi-detached dwellings of traditional gable roof design and a balanced appearance to both the principal and rear elevations. The first floor windows are in vertical alignment with the ground floor openings and the gable design of the roof, together with the height of the dwellings (two-storey), is consistent with the appearance and height of existing dwellings along South End. The rear of the dwelling has a projecting gable feature centrally located, which gives an additional sense of balance to the rear elevation and provides for a kitchen at ground floor and a bedroom at first floor respectively. It is proposed to site the dwellings 3.22 metres back from the access road, which ensures the front elevation is aligned with the position of the northern elevation to the neighbouring dwelling to the west, preventing a sense of enclosure to the lane and aiding visibility along the access road.

The dwellings are positioned centrally in the plot, providing separation from existing houses, allowing space for pedestrian circulation and ensuring that off-street parking and a detached garage can be provided to the side of each dwelling. Details of the proposed external materials of construction have been submitted with the application, which consist of a Wienerberger Bamburgh Red Stock brick and a Sandtoft Double Rustic Pantile roof; these materials are consistent with the appearance of existing houses along South End and on Horkstow Road to the east. The proposed dwellings are not considered to be out of character with the scale, height and appearance of existing dwellings in this part of South Ferriby.

Residential amenity

The plans show the separation distance from the western elevation of the semi-detached houses to the nearest dwellings to the west (a pair of semi-detached dwellings) to be 10 metres; this is considered sufficient to negate potential loss of residential amenity through overshadowing or having an overbearing impact. The plans have been amended and the inclusion of the detached garage to serve the most westerly plot provides enclosure to its rear garden and mitigates the potential for overlooking to this garden from first-floor bedroom windows in the eastern elevation of the existing houses to the west. It is worth noting that the gardens serving the pair of semi-detached houses to the west are located to the rear of said properties and therefore will remain unaffected by the proposals. The plans show the rainwater goods of the proposed detached garages can be

accommodated within the boundaries of the site and therefore will not result in the discharge of rainwater onto neighbouring land. The separation distance of the detached garage serving the most westerly house to the nearest dwellings to the west is 5 metres; this separation distance, together with the single-storey height of the garage, is not considered to result in loss of light to these existing houses.

The first-floor windows to the front of the proposed dwellings will have an outlook towards the garden and a property known as Gar Mar to the north. The separation distance between habitable room windows is approximately 19.35 metres; this distance is considered sufficient to prevent overlooking taking place from window to window.

The plans show the provision of private amenity space to serve the proposed dwellings of 58–60 square metres; this will be located to the rear of each house and is considered sufficient to meet the needs of the future occupants. The plans also show the driveways to each side of the dwelling would be capable of providing off-street parking for two vehicles, even if they were parked diagonally to one another. Impact on view or loss of outlook is not a material planning consideration and will not be assessed in this case. The proposed development is not considered to result in any loss of residential amenity.

There will be some inevitable disturbance and noise to existing residential properties during the site clearance and construction period, however such disturbance is short term and will not harm the long-term residential amenity of neighbouring dwellings.

Highways

The proposed development will result in an increase in traffic movements along South End. South End is an unadopted road which is relatively narrow and contains two 90 degree bends on its approach to the site from Horkstow Road. However, the development proposals have been considered by Highways and it is agreed that the additional traffic movements generated by the development are not over and above those expected in a residential area. The occupants of the proposed dwelling will be aware that South End is an unadopted road and as such it is incumbent on them, together with existing residents, to maintain the access road. Concerns have been raised by existing residents over access and egress issues associated with South End during the construction phase. This is echoed by Highways, who have recommended a condition requiring the submission of a construction traffic management plan. This will address the movement of delivery vehicles, the storage of materials and contractor parking, and is considered sufficient to mitigate the issues raised by neighbouring properties.

It is considered that there is sufficient off-street parking provision within the development site to allow two off-street parking spaces per dwelling; this will avoid vehicles obstructing the access lane and not being able to turn within the site.

Other issues

A number of the objectors have raised issues relating to loss of trees from the site and the potential for biodiversity to be disturbed or lost. The biodiversity management plan submitted with the application has been considered by the council's ecologist, whose findings and recommendations are supported. The ecologist recommends a condition requiring the development to be carried out in accordance with the biodiversity management plan. This will ensure biodiversity enhancements are incorporated within the development proposals.

Conclusion

It is considered that the principle of development is acceptable: the site is located within the defined settlement boundary for South Ferriby in a sustainable location. In addition, it is considered that the erection of a pair of semi-detached houses on this site is in keeping with the character and appearance of the street scene and will not result in loss of residential amenity to existing neighbouring properties. There is sufficient parking and private amenity space provision and the proposals will not generate traffic movements over or above those expected in a residential area. To this end, 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: 920.01 Rev B.

Reason

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

3.

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.

4.

Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted Biodiversity Management Plan reference 920SFBY and the submitted drawing number 920.01 rev B. The management prescriptions set out in the management plan shall be carried out in their entirety. 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. All biodiversity features shall be retained thereafter.

Reason

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

5.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking spaces serving it have been completed and, once provided, the vehicle parking spaces shall be retained.

Reason

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

6.

No development shall take place until a construction phase traffic management plan showing details of:

- (i) all associated traffic movements, including delivery vehicles and staff/construction movements;
- (ii) any abnormal load movements;
- (iii) contractor parking and welfare facilities;
- (iv) storage of materials; and
- (v) traffic management requirements, including the means of controlling the deposition of mud onto the adjacent highway, along with appropriate methods of cleaning the highway as may be required;

has been submitted and approved in writing by the local planning authority. Once approved, the plan shall be implemented, reviewed and updated as necessary throughout the construction period.

Reason

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

7.

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by the North Lincolnshire Historic Environment Record and shall include details of the following:

- (i) measures to ensure the preservation by record of archaeological features of identified importance
- (ii) methodologies for the recording and recovery of archaeological remains, including artefacts and ecofacts
- (iii) post-fieldwork methodologies for assessment and analyses
- (iv) report content and arrangements for dissemination, and publication proposals

- (v) archive preparation and deposition with recognised repositories
- (vi) a timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy
- (vii) monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record of the commencement of archaeological works and the opportunity to monitor such works
- (viii) a list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

8.

The applicant shall notify the local planning authority in writing of the intention to commence the archaeological site works at least one week/seven days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

9.

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of completion of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 199 of the National Planning Policy Framework, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve

archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

Informative 1

Site clearance works should be carried out sensitively, so as to avoid harm to hedgehogs or nesting birds.

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.



Manor House Farm

20.4m

Fir Tree Cottage

Church Institute

Sinks

Piggeries

Ruin

Woodlands

South Ferriby

Lindene

Ivy House

17.8m

Cobblers Cott

South Ferriby Primary School

1 SOUTH END

High Trees

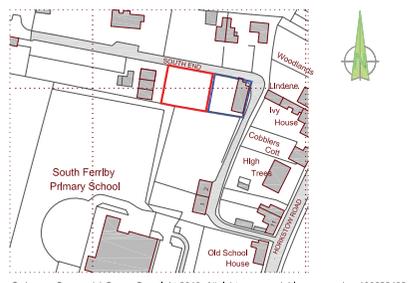
Old School House

16.5m

 Development Boundary

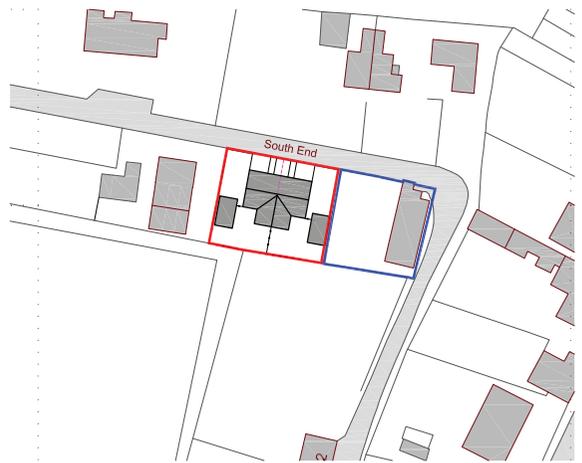
North Lincolnshire Council

PA/2020/72



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432
1:1250

Location Plan
scale 1:1250



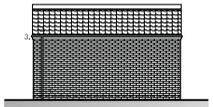
Proposed Block Plan
scale 1:500



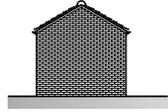
Proposed Site Plan
scale 1:200



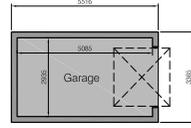
Garages
North Elevation



Garages
East & West Elevations



Garages
South Elevation



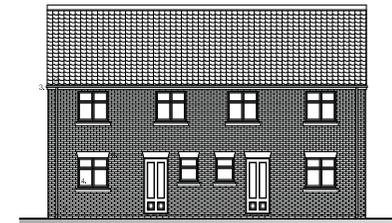
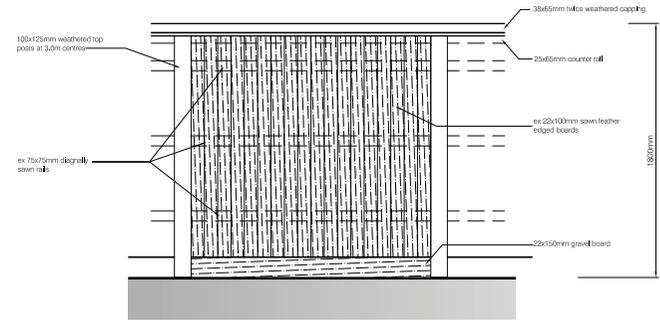
Garages Floor Plan

AMENDED

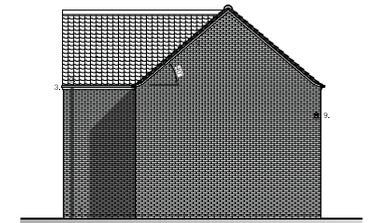
Material Schedule:

1. Wienerberger Bamburgh Red Stock facing brickwork
2. Sandtoft Double Pantile in Rustic roof tiles
3. black uPVC rainwater goods on black painted fascia
4. white uPVC windows
5. reconstituted stone / concrete stone heads and cills
6. black uPVC / composite door
7. single stretcher course brickwork to eaves
8. built in bat box
9. Stirling nest box

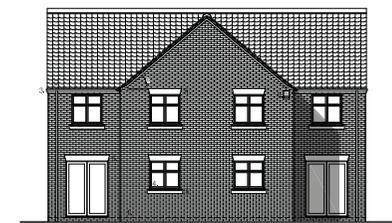
1.8m HIGH FENCING



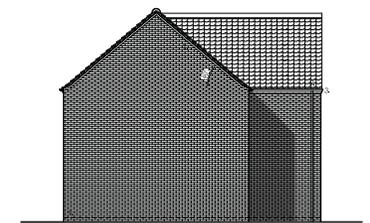
Proposed North Elevation



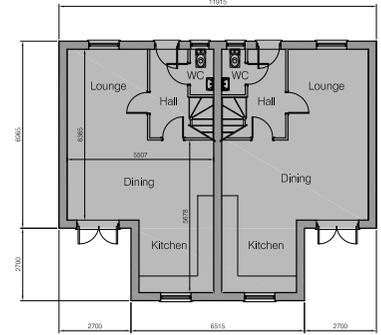
Proposed East Elevation



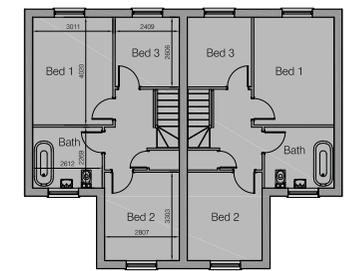
Proposed South Elevation



Proposed West Elevation



Proposed Ground Floor
Approx. Floor Area = 85m² (ea.)



Proposed First Floor