

APPLICATION NO PA/2016/1855

APPLICANT Mr C McGurran

DEVELOPMENT Application for variation of condition 2 of PA/2013/0734 to amend the boundary treatments to plots 6 and 7.

LOCATION Ferry Boat Inn, 24 High Burgage, Winteringham, DN15 9NE

PARISH Winteringham

WARD Burton upon Stather and Winterton

CASE OFFICER Emma Carrington

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Member 'call in' (Cllr Elaine Marper – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 11 – planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Paragraph 56 – the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

Policy HE2 (Development in Conservation Areas)

North Lincolnshire Core Strategy: Policy CS6 (Historic Environment)

CONSULTATIONS

Highways: No comments or objections.

PARISH COUNCIL

No response.

PUBLICITY

Advertised by way of site notice, press notice and letters sent to neighbouring properties. Two letters have been received raising the following issues:

- An extra dwelling is not needed as it will result in more congestion on High Burgage.

- The comments made about the reasons for the application are not correct, as the gates to the neighbouring property do not encroach or interfere with the parking areas for plot 6, and there is no reason for the original planning layout not to be provided as approved.
- The new layout blocks access and hinders vehicle movements over an existing right of way to neighbouring property.

ASSESSMENT

Planning permission is sought to amend boundary treatments and the internal parking layout of a previously approved residential development (PA/2013/0734), which involved the conversion of the Ferry Boat Inn public house to three dwellings and the erection of four further dwellings on land to the rear of the pub. The boundary to the side of plot 7 was the rear brick wall of a neighbour's outbuilding. This outbuilding has now fallen into a state of disrepair and can no longer provide a solid boundary between the new development and properties on Back Lane. The applicant has now built a 1.8 metre timber fence on the boundary.

The dwelling attached to plot 7, shown as plot 6 on the plans, was designed and positioned to allow a right of access over the driveway at the side, to serve the rear garden of 26 High Burgage. The applicant states that due to the widening of this gate by the neighbour, the position of the boundary fencing within the plot has been changed in order to continue to provide the right of access for the neighbour. The neighbour disputes this statement, and claims that the new layout hinders, rather than facilitates, access to the rear of this property.

The main issue in the determination of this application is whether the changes to the internal layout of the site and the changes to the boundary treatment detract from the original character of the development and whether sufficient parking provision is still maintained for the occupants of the new dwellings.

The use of a timber fence for the boundary treatment to plot 7 is considered appropriate, as it is a similar fence found elsewhere on the development. It is regrettable that the original outbuilding has fallen into disrepair. However, the alternative fencing is acceptable in this location and does not have any detrimental impact on the amenities of neighbours, highway safety, or the character and appearance of the conservation area.

The realignment of the fencing for the internal layout to plot 6 still enables access over the driveway to the rear of 26 High Burgage. Sufficient parking and access arrangements are still provided for use by the occupants of plot 6, and the highways department is satisfied that this provision meets the required highway standards. The neighbour at 26 High Burgage is not satisfied that sufficient space has been provided to allow access to the rear of this property and feels that vehicle movements are impeded by the new position of the fence. However, this is a private matter between the neighbour and the applicant. From the details submitted with the application, it is clear that a means of access is available across the driveway of plot 6 to the large rear gates of the neighbour's property. The applicant is aware of this right of way and has made provision for this within the layout of the approved development. The layout and position of this right of access is not for the planning process to determine. In terms of the relevant planning issues, the proposal is considered to be acceptable in relation to the policies in the adopted local plan and Core Strategy. No other comments have been received and the application is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

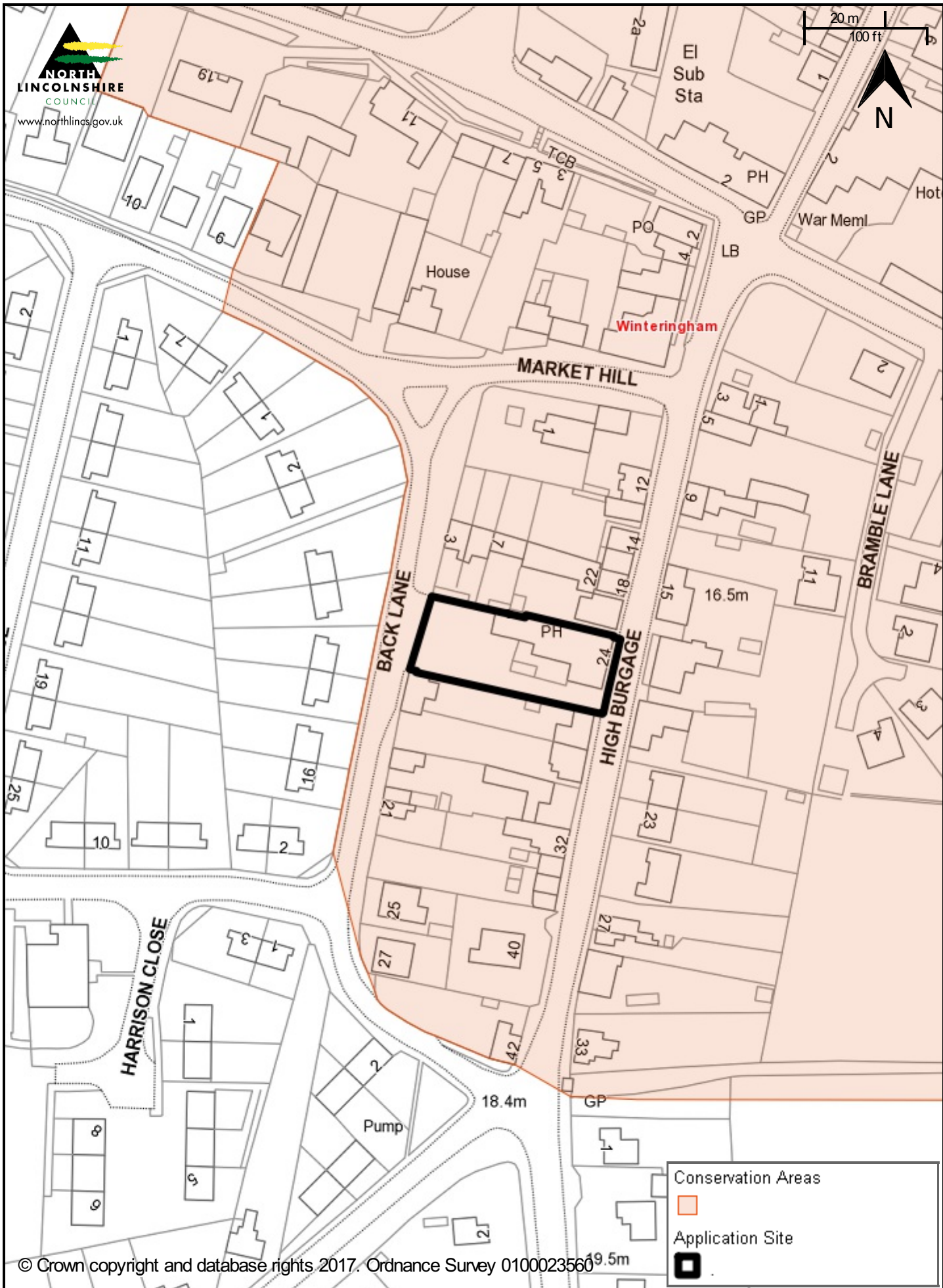
The development hereby permitted shall be carried out in accordance with the following approved plans: 249.03 rev c.

Reason

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

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.



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All materials shall be fixed, applied or mixed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystone architecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specification.

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Site Layout Plan

Not To Scale

C	As Built Amendments to Site Layout	11/11/16
B	Final Amendments to New Site Layout	11/06/14
A	Amended Site Layout	05/06/14
rev	amendment	date

Mr C. McGarran	title	Site Layout	dwg no.	249.03 rev C
Ferry Boat PH, High Burgage, Warrington	stage	Planning	drawn	May 13
	scale	1:200	drawn by	JCB

ka
keystonearchitecture

architecture
building consultants
energy assessors
project managers

T: 01724 230 122
Normanby Gateway, Lyngsights Way, Southrop, DN15 9YD
www.keystonearchitectural.co.uk
info@keystonearchitectural.co.uk

