

APPLICATION NO PA/2017/621

APPLICANT Mr & Mrs Neal & Jodie Platt

DEVELOPMENT Application for approval of reserved matters pursuant to outline application PA/2015/1393 to erect a three-bedroomed dwelling

LOCATION Land adjacent to 5 Beck Lane, Bottesford, DN16 3SE

PARISH Bottesford

WARD Bottesford

CASE OFFICER James Roberts

SUMMARY RECOMMENDATION **Grant approval subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Bottesford Town Council

POLICIES

National Planning Policy Framework: Chapters 6 (Delivering a wide choice of high quality homes) and 7 (Requiring good design)

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

North Lincolnshire Core Strategy: Policies CS2 (Delivering More Sustainable Development) and CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objections subject to conditions.

Tree Officer: No response received. Confirmed no objection at pre-application stage.

TOWN COUNCIL

Object on grounds of design and visual impact.

PUBLICITY

The application has been advertised by site notice. No comments have been received.

ASSESSMENT

The site

The application site is situated in a residential area and comprises an area of land currently in garden use to the side of 5 Beck Lane. The site is located at the end of a cul-de-sac which provides vehicle and pedestrian access to a small number of dwellings and an area of open space known as Bull's Field. The site is predominantly surrounded by residential

properties with Bull's Field to the west. The built form of the area is characterised by one- and two-storey dwellings with varying degrees of spaciousness between them. There are a number of trees on the site including one mature tree which is protected by a Tree Preservation Order (TPO).

The proposal

This application seeks reserved matters for a single dwelling within the site. The principle of development was established under the outline permission (PA/2015/1393) which was allowed at appeal (APP/Y2003/W/16/3149801).

Access

The submitted plans demonstrate access to the site off Beck Lane, to the front of the site. This solution is broadly in keeping with that which was envisaged at outline stage. Beck Lane is a quiet cul-de-sac and the proposed level of parking (three spaces, including garage) is considered appropriate.

The council's Highways section has offered no objections to the scheme subject to conditions. In light of these factors it is considered that the proposed access arrangements would allow the safe and free flow of traffic around the site and would not be of detriment to vehicular or pedestrian safety.

Appearance

The proposed dwelling would be spread over two storeys and would feature a traditional pitched roof design. The submitted plans illustrate a combination of brick and timber cladding to be used in the external construction of the walls of the dwelling, and the dwelling as proposed would result in a structure which would be broadly in keeping with the character of the surrounding area. The proposal would sit comfortably within the site and the appearance of the scheme is therefore considered acceptable.

Landscaping

The submitted plans show a reasonable sized garden area to the rear which would be appropriate to the size of dwelling proposed. An area of soft landscaping would be retained to the front of the site and the protected tree within the site would be unaffected by the proposal. It is considered that the proposed layout and landscaping would strike the appropriate balance between the need to promote more development and the need to protect the relatively verdant feel of the site and surrounding area.

Layout/scale

The proposed dwelling would be located roughly centrally within the site and no built form would be within the root protection area of the tree within the site. Furthermore, any approval would be accompanied by appropriate conditions to ensure that the tree is adequately protected during the construction process.

Primary openings would be located to the front and rear of the dwelling and suitable boundary treatments would protect privacy at 5 Beck Lane. Given the location of the site the proposal would have no impact on living conditions at any other neighbouring dwelling.

The dwelling would be set out in such a way as to mimic the pattern of development along Beck Lane and it is considered that the proposed layout and scale would not unacceptably impact on the character of the site or surrounding area.

Conclusion

The principle of the development has already been agreed. The submitted reserved matters demonstrate that the proposal can be accommodated within the site without resulting in harm to vehicular or pedestrian safety, the protected tree within the site, the character of the area or residential amenity.

RECOMMENDATION Grant approval subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: PNH I 003.

Reason

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

2.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

3.

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.

4.

At no time during the construction of the extension hereby approved shall materials or vehicles be stored or parked in the root protection areas of the protected trees within the site.

Reason

In the interests of the long-term health of the protected trees and to accord with policy LC12 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

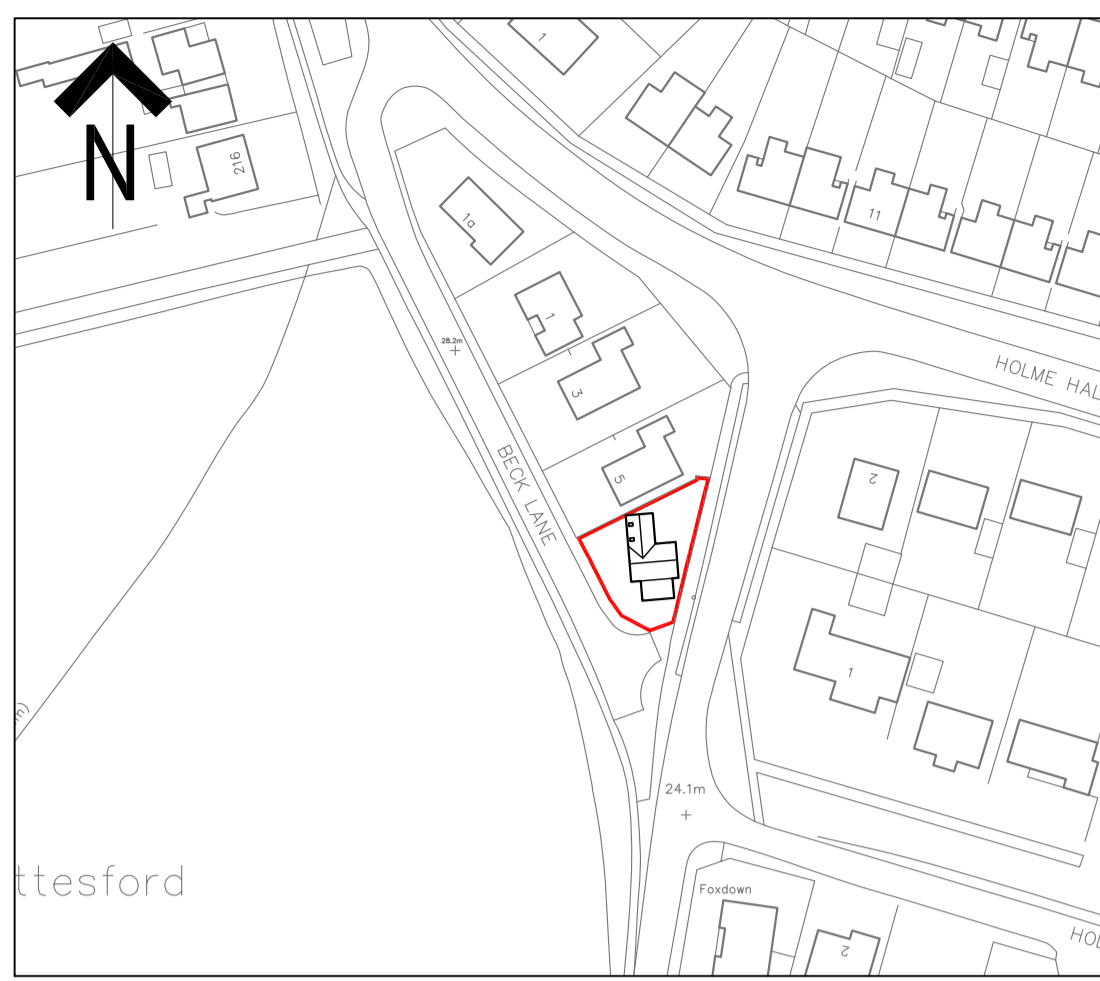
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

PA/2017/621 – Site Location

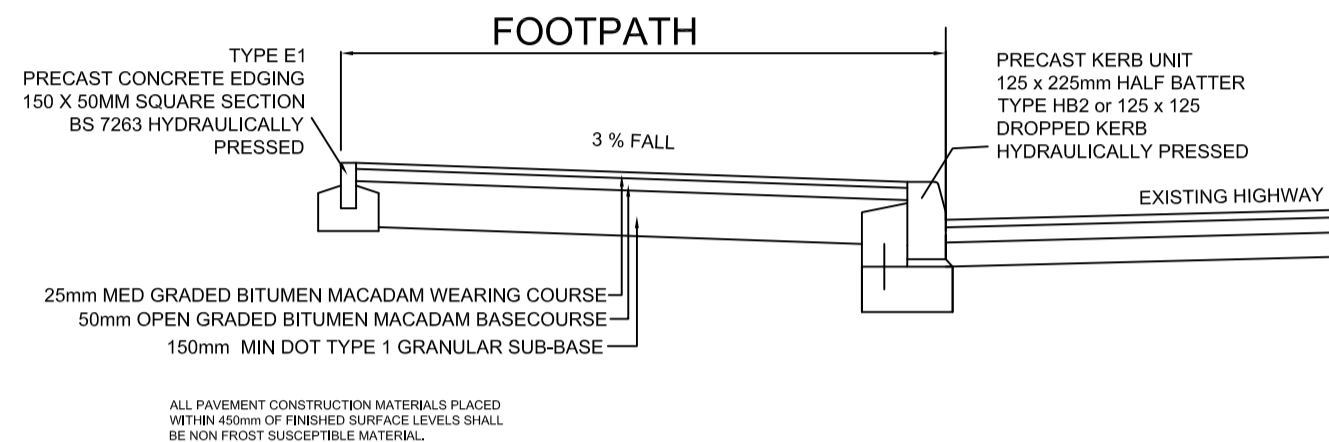


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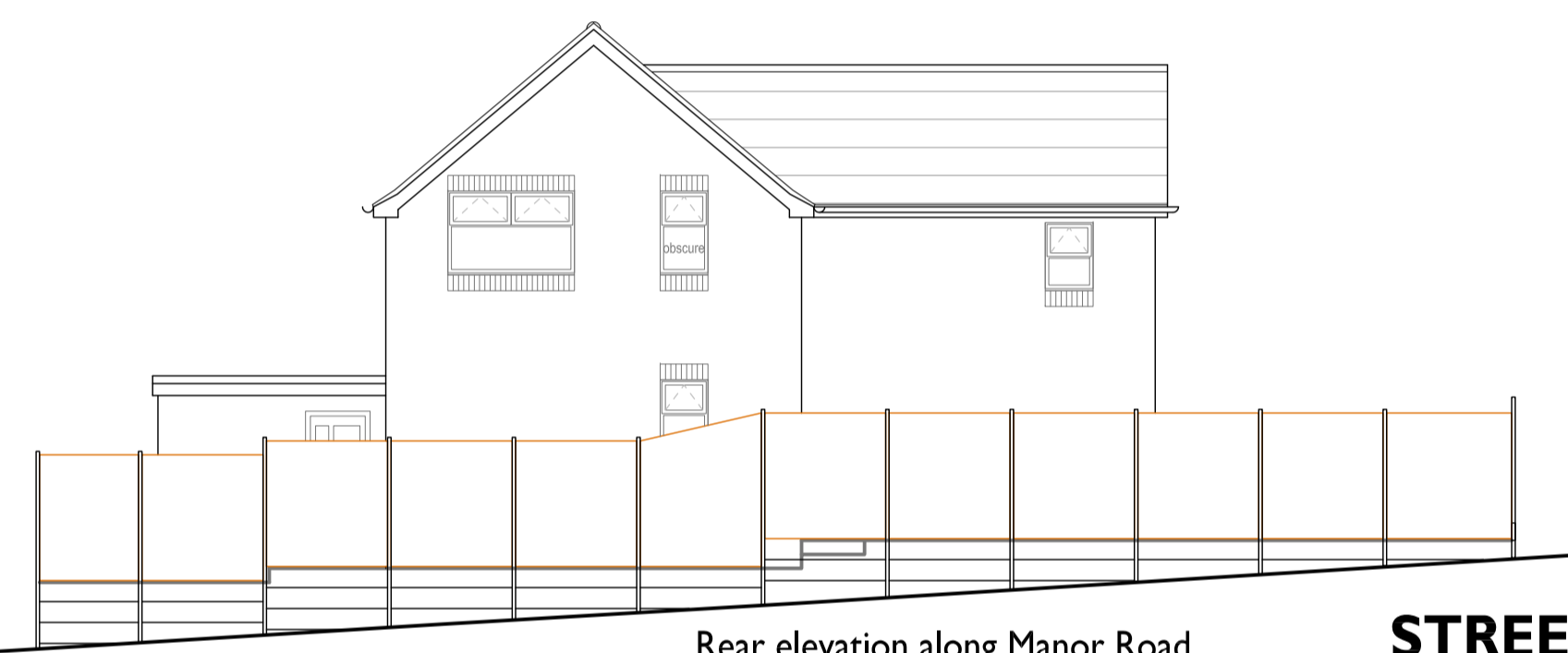
PA/2017/621 Site Plan & Elevations Not To Scale



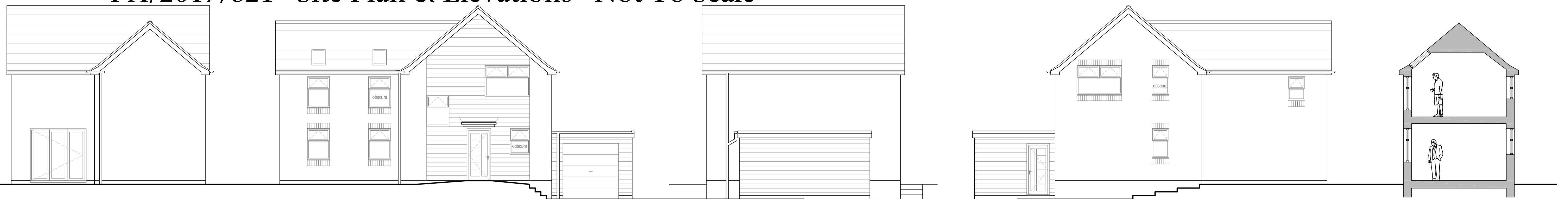
SITE LOCATION PLAN 1:1250



PROPOSED FOOTPATH CROSSING NTS



Rear elevation along Manor Road



LHS Elevation

Front Elevation

RHS Elevation

Rear Elevation

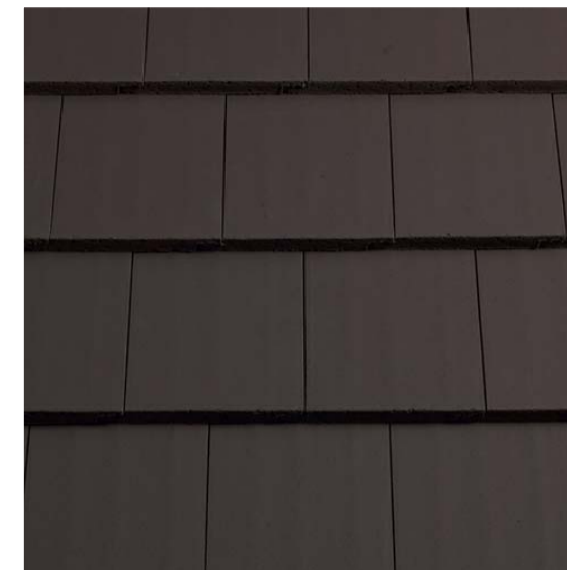
Section

PROPOSED ELEVATIONS 1:100



BOUNDARY TREATMENT 1 - 1.8m tall fence panels with slotted concrete posts and Gravel Boards to Eastern boundary

BOUNDARY TREATMENTS



Roof - dark grey colour flat concrete calderdale tiles

MATERIAL EXAMPLES



Walls - Crest Ares Facing brick walls as above



Walls - Areas of Scottish larch cladding to silver over time

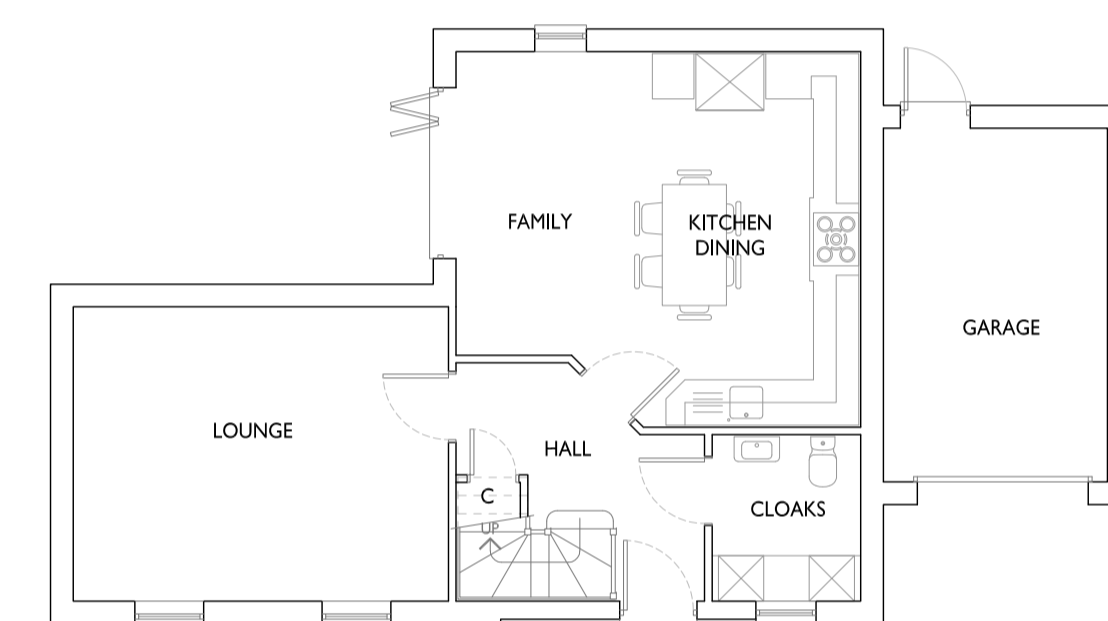


Windows Fascias - Grey uPVC with Horizontal bar style windows as above



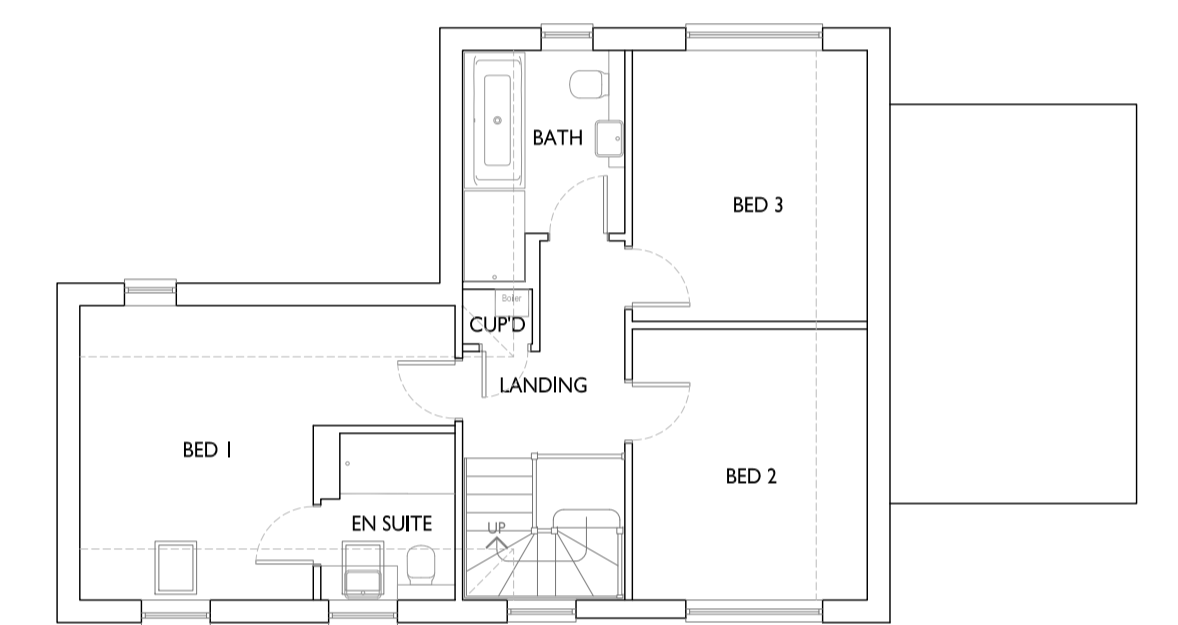
Front elevation along Beck Lane

STREET SCENES 1:100

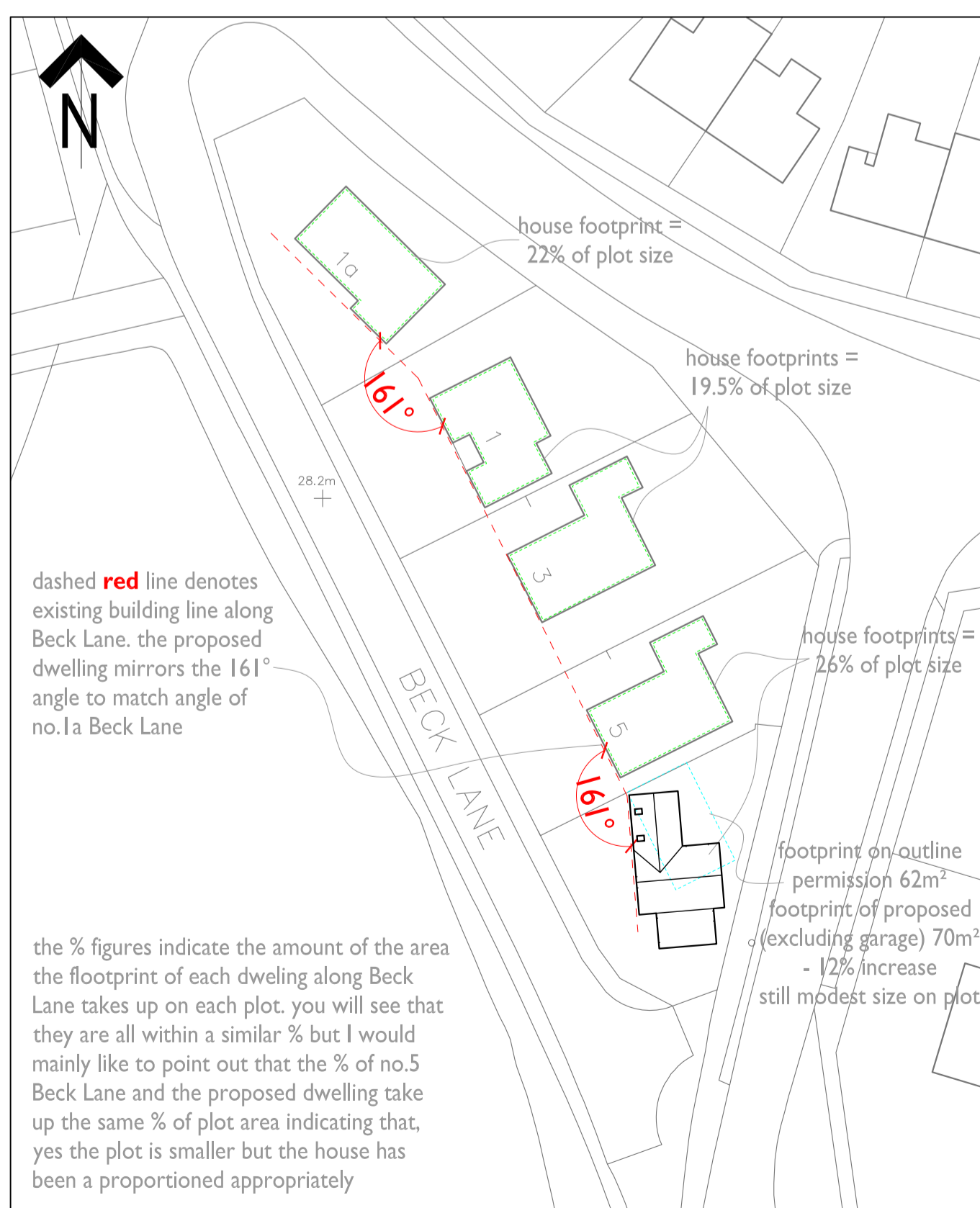


Ground Floor Plan

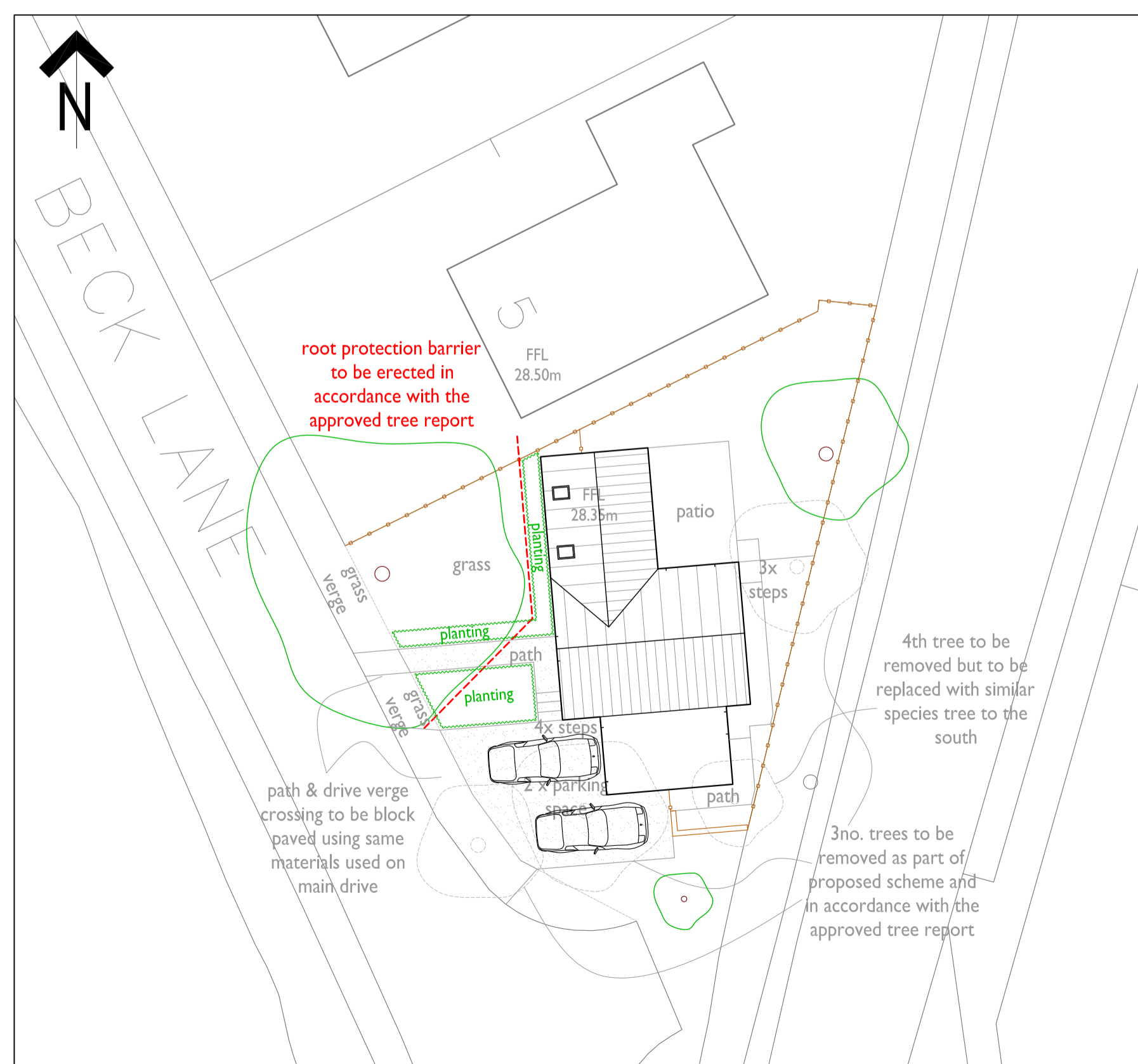
PROPOSED PLANS 1:100



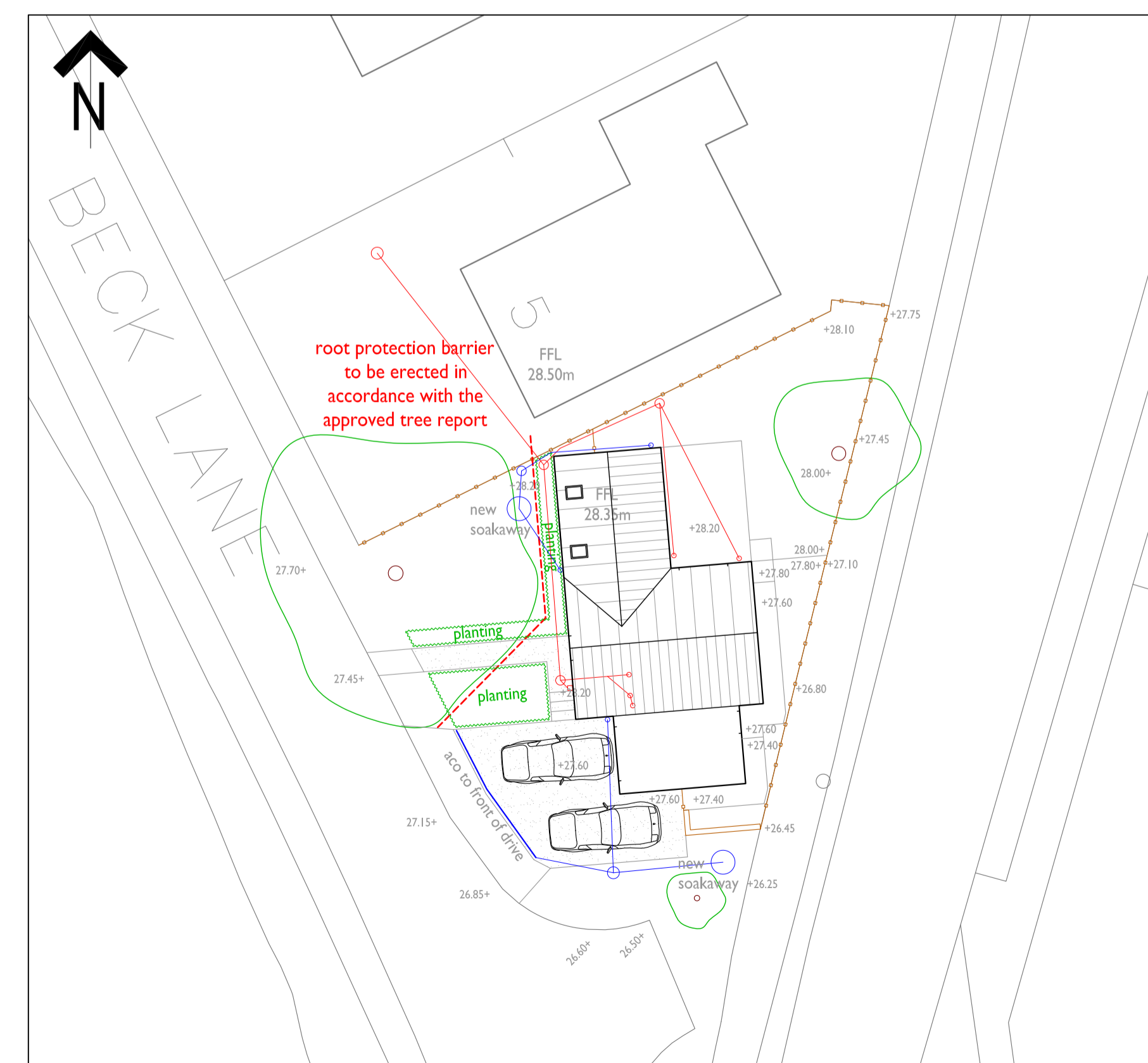
First Floor Plan



PROPOSED BLOCK PLAN 1:500



PROPOSED SITE PLANS 1:200



PROPOSED DRAINAGE & LEVELS PLAN 1:200

The shrub planting areas marked on plan will contain a mix of the following:-

- shrubs planted at 3 plants / m2 in 3l pots
- potentilla sp
- lavandula sp
- Bergenia sp
- hebe sp
- Euonymus sp
- berberis sp
- cistus sp
- weigela sp
- escallania sp
- philadelphus
- hydrangea sp
- senecio sp

All shrub areas to have minimum 450mm depth of good quality cultivated topsoil, free from bricks, large stones & other rubbish. 50mm of ornamental bark placed around shrubs

NWP BUILDING DESIGN

client: Mr & Mrs Platt
73 Baysdale Road, Scunthorpe

project: Proposed Residential Dwelling On L/A 5 Beck Lane, Bottesford

drawing title: Proposed Plans & Elevations

drawn by: NWP date: 17.03.2017 scale: As Shown @A1

drawing No: PNH 1 003

73 Baysdale Road SCUNTHORPE North Lincolnshire DN16 2QF

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