

APPLICATION NO PA/2017/675

APPLICANT Mr Mark Greenwood

DEVELOPMENT Planning permission to retain workshop for storage

LOCATION Red House, Swallow Lane, Wootton, DN39 6SB

PARISH Wootton

WARD Ferry

CASE OFFICER Leanne Pogson-Wray

SUMMARY RECOMMENDATION **Grant permission**

REASONS FOR REFERENCE TO COMMITTEE Objection by Wootton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: DS1, DS5, RD2, RD10

North Lincolnshire Core Strategy: CS5

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Objects to the proposal as the application states it is intended to store vehicles and gardening equipment in the workshop but the applicant has failed to indicate the access details. There is no vehicular access to the rear and vehicular access along the common lane to the side of the dwelling is not permitted.

PUBLICITY

A site notice has been posted close to the site.

ASSESSMENT

The application property is a large red brick traditional detached house located on the outskirts of Wootton. There is a single-storey garage block attached to the side of the

dwelling and a large garden to the rear. The site is well landscaped with various trees and hedges. There are open fields surrounding the site. To the east of the site is a lane known as Green Lane. This application seeks to retain a workshop building to the rear.

The main issues in determining this application are whether the workshop building is an acceptable form of development in this location.

The parish council objects to the proposal on the ground of vehicular access and use of the common lane (Green Lane) by vehicular traffic, as it is believed that use of this lane by vehicles is not permitted. The use of the workshop (in this case for storing vehicles) is not a material planning consideration providing it is not used as a business. The movement of vehicles along Green Lane is not a material planning consideration and cannot be controlled by this application.

The only issues which can be considered under this application relate to the appearance and siting of the building and any impact the building may have on the amenity of the area or on the amenity of any neighbouring properties.

The building is 7.5 metres by 5 metres and 4.4 metres high, and is constructed from corrugated steel. The building is considered to fit in well with the surrounding area and it should be noted that only a small portion of the building is visible from the public domain. The building would be permitted development if it was slightly reduced in height and moved slightly further away from the boundary. This should hold considerable weight, particularly in respect of the parish council's objection, as the building could be reduced in height to fall within permitted development limits and could still be used for the same purpose. For these reasons, the application can only be determined on visual/amenity impact. As the building is in keeping with the rural nature of the area and is well screened it is not considered that there is any visual impact from the proposal. There are no close neighbouring properties and as such there will be no loss of amenity arising from the workshop building.

The proposal is therefore considered to comply with policies DS1, DS5 and RD2 of the North Lincolnshire Local plan and is considered acceptable.

RECOMMENDATION Grant permission.

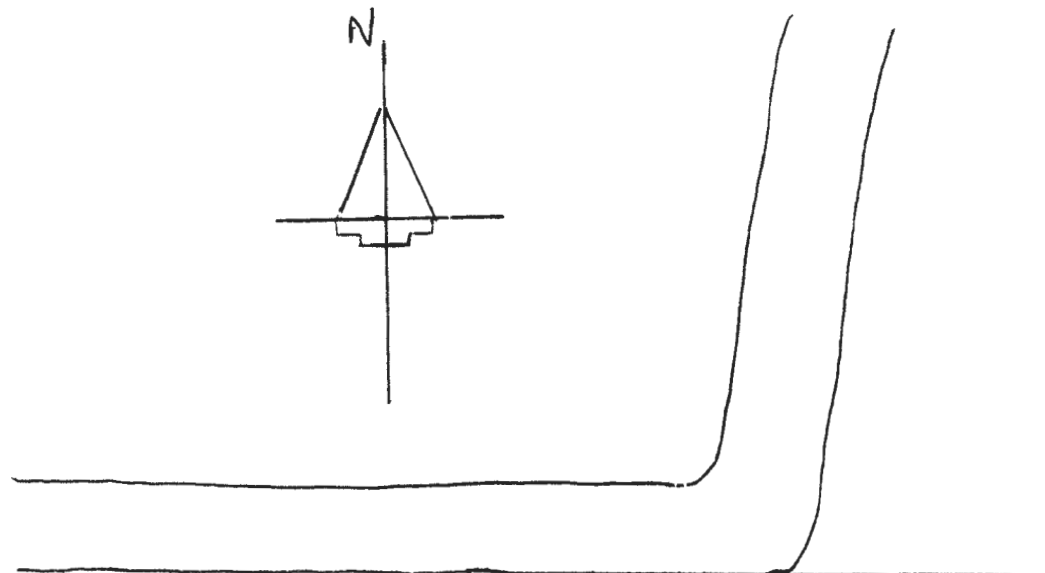
Informative

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.

PA/2017/675 – Site Location



© Crown copyright and database rights 2017 Ordnance Survey 0100023560



CLIENT
M GREENWOOD

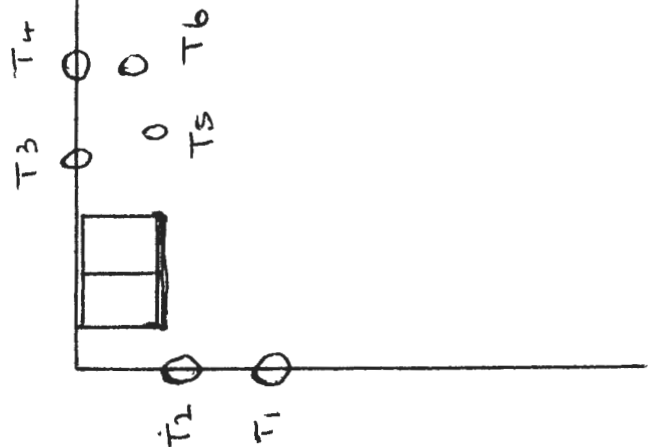
WORKSHOP TO
REAR OF RED
HOUSE SWALLOW
LANE WOOTTON
N LINES DN39 6SB

DATE 25/04/2017

POSITION
2.50M FROM SOUTH
BOUNDARY
0.5M FROM WEST
BOUNDARY

TREES

T1	5.80M	AWAY
T2	3.20M	AWAY
T3	1.20M	AWAY
T4	7.60M	AWAY
T5	2.80M	AWAY
T6	7.60M	AWAY



SITE PLAN

1:400