

APPLICATION NO	PA/2017/679
APPLICANT	Mr & Mrs H Lea
DEVELOPMENT	Planning permission to erect a replacement dwelling
LOCATION	Three Trees Farm, Star Carr Lane, Wrawby, DN20 8SG
PARISH	Wrawby
WARD	Brigg and Wolds
CASE OFFICER	Andrew Law
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Carl Sherwood – significant public interest)

POLICIES

National Planning Policy Framework: Paragraph 14 – 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 56 – good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 60 – planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative... It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 64 – 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:

Policy RD2 (Development in the Open Countryside)

Policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

Policy DS1 (General Requirements)

North Lincolnshire Core Strategy:

Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No comments or objection.

Drainage: No objection. Make informative comments.

Historic Environment Record: The proposal does not adversely affect any heritage assets of archaeological interest or their settings. No objection.

Environmental Health: Residential development is a sensitive end use. Furthermore the proposed development is situated immediately adjacent to farm buildings. Agricultural sites may be impacted upon by contaminants such as hydrocarbons, pesticides and asbestos which are harmful to human health. Suggest a contaminated land condition should planning permission be granted.

Environment Agency: No objection subject to conditions.

PARISH COUNCIL

Comments that the proposal falls outside the development boundary. However, it is to replace a long-established dwelling on a registered smallholding and accordingly the parish council has no objections to the application.

PUBLICITY

Advertised by site notice. No comments or objections received.

ASSESSMENT

The site

The application site is Three Trees Farm located in the open countryside to the north-west of Wrawby. The site extends to approximately 1.39 hectares in area and currently houses a farmhouse adjacent to Star Carr Lane and a range of agricultural buildings, which occupy the eastern side of the site frontage; there is a small pond towards the rear of the site.

The site is located outside the defined development boundary for Wrawby and is not designated as being of landscape or ecological importance. Furthermore, the site is located within flood zone 3 of the Strategic Flood Risk Assessment for North Lincolnshire and a Flood Risk Assessment has been provided with the application to consider the risk of flooding to the site.

Proposal

This application seeks planning permission to erect a replacement dwelling on the site. The new dwelling is proposed to be pushed back within the site, further from the highway adjacent to the existing farm buildings.

The existing dwelling suffers from severe damp issues which has damaged the property and affected the health of the occupants. Furthermore, it is stated that the amenity of the occupants is currently impinged due to the proximity of the dwelling to Star Carr Lane which carries a significant amount of agricultural traffic. Upon completion of the replacement dwelling it is proposed to demolish the existing dwelling and landscape its site.

The new dwelling will make use of the existing access on site, with the driveway being extended to serve the dwelling. There is currently parking for a minimum of four cars and the extension of the driveway will increase this provision.

The main issues in the determination of this planning application are whether the principle of development and the design of the new dwelling are acceptable.

Principle

The proposal is to replace an existing dwelling in the open countryside. The most relevant policy in the determination of this application is policy RD10 of the North Lincolnshire Local Plan. This policy sets out the council's approach to proposals for the replacement, alteration or extension of dwellings outside defined development limits, in the open countryside. Policy RD10 states that replacement dwellings will only be permitted provided that:

- (i) the replacement dwelling would not exceed the volume of the original dwelling, which it is to replace, by more than 20%, exclusive of the normal permitted development rights, and would not be substantially higher in elevation;
- (ii) all new construction is of a high standard of design and in particular reflects the architecture of the building and/or vernacular styles in the locality; and
- (iii) the appearance or use of the dwelling replaced, extended or altered will not adversely affect the amenity of local residents or the appearance of the locality.

The proposed dwelling is significantly larger than the existing dwelling, which it is to replace. It is acknowledged that, despite being previously extended, the existing dwelling could be further extended under permitted development rights; however the replacement dwelling would still represent an increase in volume in excess of the 20% allowed under policy RD10. Notwithstanding this, the application site is not considered to be visually sensitive and the existing dwelling has limited architectural merit as a result of discordant extensions that have been added in the past. Therefore, it is considered that a replacement dwelling more than 20% larger than the existing dwelling (exclusive of permitted development rights) would be acceptable in this instance and with a suitable design could improve the appearance of the site. On this basis it is considered that the replacement of the existing dwelling with a new dwelling generally accords with relevant policy and is acceptable in principle.

Design

It should be noted that the application site lies in the open countryside for the purpose of planning and as such new dwellings would not normally be approved in this location. Planning policy does allow for the erection of replacement dwellings in the open countryside; however this is on the basis that the dwelling is of a high standard of design and does not adversely affect the appearance of the locality.

The proposed dwelling is a large building of an irregular form and massing, with offset protrusions to front and rear which give the dwelling an unbalanced appearance. The detailing and design of the building is more akin to a modern estate house than a farmhouse/cottage-style dwelling that would be expected in this rural location. The proposed dwelling does not reflect the local vernacular and would appear incongruous in the local landscape. On this basis it is considered that the proposed dwelling would have a

detrimental impact on the character and appearance of the locality contrary to policy RD10 of the North Lincolnshire Local Plan. This harmful impact on the countryside will be exacerbated by the size and massing of the dwelling.

It is acknowledged that the existing dwelling, particularly as a result of previous extensions, exhibits little architectural merit. However, the proposed dwelling, due to its inappropriate design and large scale, would have a more harmful impact on the surrounding area. In this respect, and contrary to paragraph 64 of the National Planning Policy Framework, the development fails to take the opportunities available for improving the character and quality of the area.

Other matters

Due to the relatively isolated nature of the site, the proposed dwelling will have no adverse impact on the amenity of neighbouring residential properties. Furthermore, the dwelling will not result in any material increase in vehicular traffic, will make use of existing access and parking facilities, and will not impact on highway safety.

The council's Environmental Health department has confirmed that there is potential for the site to be contaminated due to its historical agricultural use and location adjacent to existing agricultural buildings. Environmental Health has recommended a condition relating to land contamination should permission be granted. It is considered that this condition is both reasonable and necessary for the reasons set out above.

The Environment Agency has confirmed that the development would only meet the requirements of the National Planning Policy Framework, and be considered safe from flooding, if the measures detailed in the Flood Risk Assessment are implemented and secured by a planning condition. Such a condition would be necessary should permission be granted.

Given the size and scale of the proposed dwelling, it would be possible, should planning permission be approved, to erect significant extensions to the property under permitted development rights. Furthermore, as the site is relatively large, permitted development rights would allow for the erection of large buildings and structures without the need for planning permission. Therefore, if uncontrolled, there would be considerable potential for this development to impact on the character and appearance of the area, above and beyond the impact of the proposed dwelling itself. On this basis it would be necessary to remove permitted development rights relating to extensions and outbuildings, should planning permission be granted.

Conclusion

Whilst the erection of a replacement dwelling on the site is acceptable in principle it is considered that the design of the dwelling is inappropriate and unacceptable. For this reason the proposed dwelling would have a detrimental impact on the character and appearance of the local area and would be contrary to policy RD10 of the North Lincolnshire Local Plan and paragraph 64 of the National Planning Policy Framework.

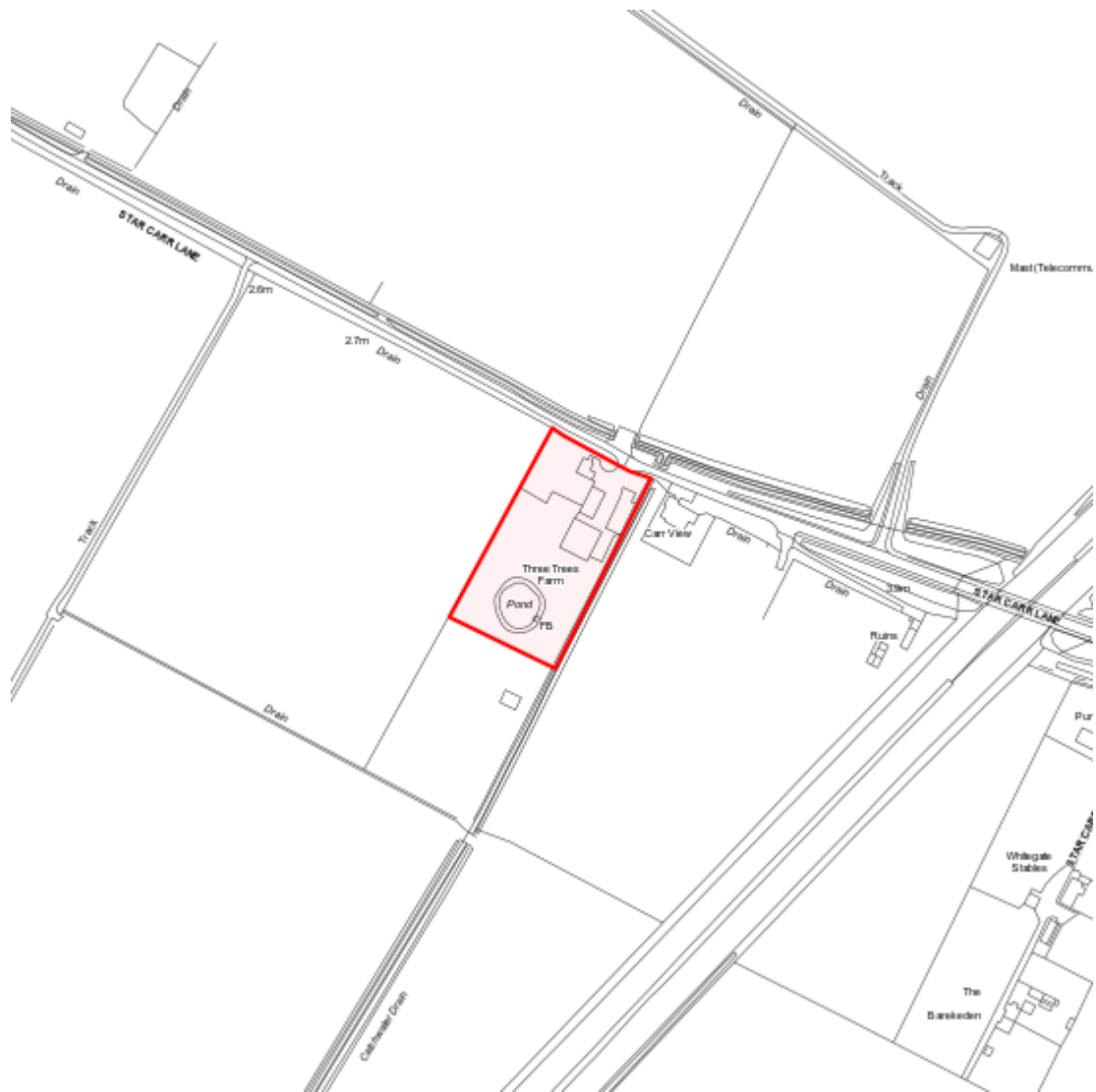
RECOMMENDATION Refuse permission for the following reasons:

The proposed dwelling fails to respect its position in the open countryside and as a result of its large scale and inappropriate design would have a detrimental impact on the character and appearance of the area contrary to policy RD10 of the North Lincolnshire Local Plan.

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.

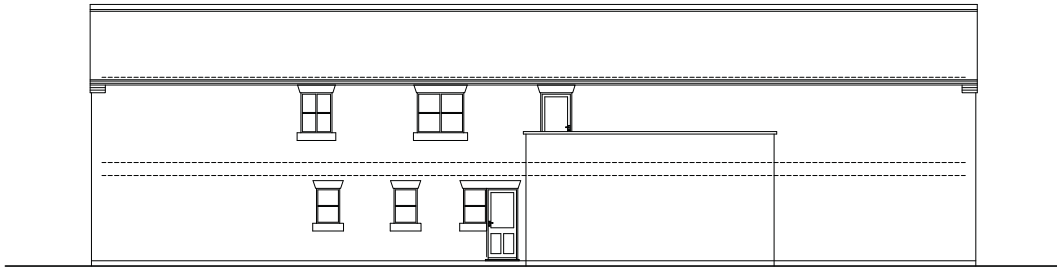
PA/2017/679 – Site Location



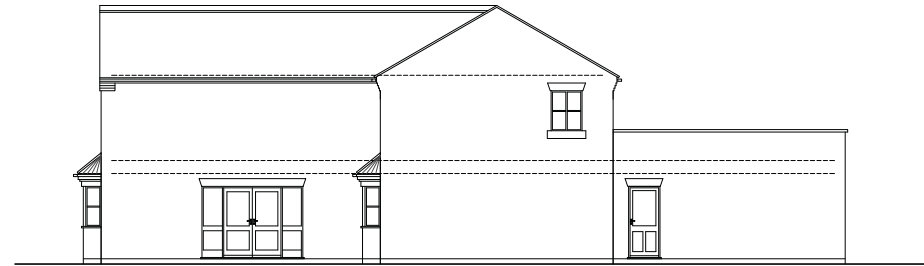
© Crown copyright and database rights 2017 Ordnance Survey 0100023560

PA/2017/679
PROPOSED ELEVATIONS

NOT TO SCALE



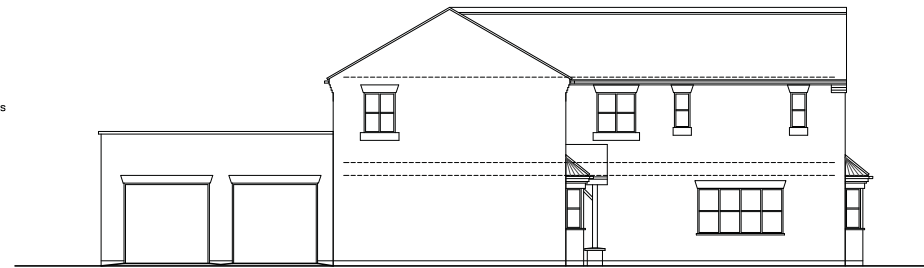
proposed rear elevation



proposed rear elevation



proposed front elevation



proposed rear elevation