

<b>APPLICATION NO</b>	<b>PA/2017/1002</b>
<b>APPLICANT</b>	Mr Martin Phillips, Ongo Homes
<b>DEVELOPMENT</b>	Planning permission to erect two accessible bungalows with associated boundary treatments and landscaping
<b>LOCATION</b>	Land east of 101 Plymouth Road, Scunthorpe, DN17 1SS
<b>PARISH</b>	Scunthorpe
<b>WARD</b>	Brumby
<b>CASE OFFICER</b>	Shaun Robson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Significant public interest

## **POLICIES**

**National Planning Policy Framework:** Paragraph 19 states that significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 34 states that plans and decisions should ensure developments which generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Paragraph 47 states that to boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 56 states that 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 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or style. It is, however, proper to seek to promote or reinforce local distinctiveness.

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.

At paragraph 74 of the NPPF it states that existing open space, and sports and recreational buildings and land, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by refusing planning permission if significant harm cannot be avoided or adequately mitigated. Opportunities to incorporate biodiversity in and around developments should be encouraged.

**North Lincolnshire Local Plan:**

Policy H5 (New Housing Development)

Policy H8 (Housing Design and Housing Mix)

Policy T1 (Location of Development)

Policy T2 (Access to Development)

Policy T19 (Car Parking Provision and Standards)

Policy DS1 (General Requirements)

Policy DS3 (Planning Out Crime)

Policy DS14 (Foul Sewage and Surface Water Drainage)

Policy DS16 (Flood Risk)

**North Lincolnshire Core Strategy:**

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS7 (Overall Housing Provision)

Policy CS8 (Spatial Distribution of Housing Sites)

Policy CS18 (Sustainable Resource Use and Climate Change)

Policy CS19 (Flood Risk)

Policy CS23 (Sport, Recreation and Open Space)

Policy CS25 (Promoting Sustainable Transport)

## **CONSULTATIONS**

**Highways:** No objection, subject to condition(s).

**Severn Trent Water Ltd:** No objection, subject to the imposition of an informative.

**Environmental Health:** No objection subject to a condition regarding land contaminants.

## **PUBLICITY**

A site notice has been posted. Eighteen letters have been received citing the following concerns:

- the development would remove the only green space within the area
- the loss of the green space would be detrimental to the surrounding area
- the development would introduce a highway endangerment issue due to the proximity of the school
- no requirement exists for the development within the area given that Lincolnshire Lakes will be starting shortly
- over-development of the site
- the existing road network surrounding the site will result in highway endangerment if the development is brought forward
- loss of trees to the site frontage
- the construction period will result in an unacceptable impact upon the surrounding area
- the status of the area will be lowered by permitting social class housing
- an unacceptable form of living would be created by the existing trees on the site.

Following amendments, four letters have been received citing the following concerns:

- previous comments stand, the revision has not addressed previous concerns
- the introduction of a hedge to delineate the development represents a further obstruction
- the revised proposal does not address other concerns.

## **ASSESSMENT**

The application site comprises an area of green space, with mature trees surrounding and on the site, which is located within the settlement boundary for Scunthorpe. The site has an area of 0.10 hectares. The site is immediately adjacent to the Oasis Academy Parkwood. The northern boundary fronts onto Plymouth Road; the eastern boundary fronts onto a footpath with dwellings beyond. The western boundary fronts onto the school with parking

bays beyond. To the south is a further link footpath that connects to an amenity area that links to West Common Lane.

The proposal is for a pair of semi-detached single-storey dwellings with rear annexes along the west and east edges of the site.

**The main issues in the determination of this planning application are the principle of development (including loss of a green space), impact upon the street scene, highway safety and impact on residential amenity.**

## **Principle**

The application site is located within the settlement boundary for Scunthorpe which is designated as the main focus for the majority of new development and growth including housing; this accords with policy CS1 of the adopted Core Strategy. Policy CS2 states that development should be focused on previously developed land and buildings within the Scunthorpe Urban Area, followed by other suitable infill opportunities within the town, then by appropriate greenfield urban extensions. Policy H8 of the North Lincolnshire Local Plan applies and states that new residential development will be permitted provided it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing and natural and built features, landmarks or views that contribute to the amenity of the area. Given that this site is located within the settlement boundary for Scunthorpe it is considered to be suitable for residential development.

The proposal seeks full planning permission for two semi-detached single-storey dwellings with rear annexes along the west and eastern edges of the site.

The surrounding area is characterised by dwellings that are two-storey in height with generous front gardens and driveways. This provides a sense of openness to the character of the area. The site plan shows that the proposed development will respect the sense of openness that currently exists in the area and will be constructed to a scale, which, whilst different to the predominant built form, does not detract from the residential properties surrounding the site.

Another matter to consider is the loss of the open space. At paragraph 74 of the National Planning Policy Framework (NPPF) it states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

This approach at paragraph 74 of the NPPF is echoed within policy CS23 (Sport, Recreation and Open Space) of the Core Strategy. This policy states that development proposals that will result in the loss of an existing leisure/recreation facility, natural green space, open space or playing pitches will not be supported unless:

1. there is currently an excess of provision; or
2. satisfactory alternative provision equivalent or better quality and quantity in a suitable location is made; or
3. the facility is no longer required.

The proposed dwellings are intended to be for the use of families with disabled family members. It is accepted that this land has no formal designation in planning policy terms and that its use is not recreational, it is an area of open space. This open space performs a landscape function around which residential properties are positioned. However, there is a large swathe of open space located directly to the south-east of the site; this land is designated as LC11 land (Area of Amenity Importance).

The green space which forms the site does not constitute an 'open space' as per LC11 land (Area of Amenity Importance) and therefore isn't viewed in the same context. Given that this is not a designated area of open space and that it doesn't serve a recreational function (it is an area of open space), it is considered that the loss of this green space for residential purposes is acceptable in this case.

The proposed scheme would result in two purpose-built adaptable homes which would help to contribute to the mix of housing types and tenures within the locality and would meet an identified housing need.

The principle of development is therefore considered acceptable.

### **Street scene**

The proposed development provides two semi-detached three-bedroom dwellings with associated parking; these are arranged in a U-shaped block having a ridge height of 5.5 metres. To the front of each dwelling is a covered parking area with a storage area beyond. An area of public open space is to be retained to the site frontage, which is dominated by an existing tree, but is separated from Plot 1 by a proposed hedge. The dwellings are equally spaced within the site and arranged with their principal elevations facing the highway. The dwellings are of a predominantly-traditional design with a gable roof and the amount of roof space is proportionate to the scale of the elevations. The plans show a mix of external materials that consist of brick (red facing brick), slate grey concrete tile and sections of render to the front elevation onto Plymouth Road. This mix of external materials is considered to add visual interest to the design and appearance of the street scene and is consistent with the appearance of existing properties close to the site.

However, it is considered prudent to recommend a condition requiring details of these materials to be submitted for consideration; this will allow the local planning authority the opportunity to ensure the development has visual assimilation with the street scene.

Overall, the proposed development is not considered to be at odds with the surrounding area.

### **Highways**

The site is located within the urban area of Scunthorpe and benefits from good access to public transport links and local services. The council's Highways team has raised no

objections to the proposed layout or parking arrangements subject to appropriate conditions.

A number of objections have been received to the scheme citing the potential highway endangerment that would be created if the scheme were to be brought forward; the access to the site within the road network; conflict with the existing school; pedestrian endangerment; and the parking of construction traffic.

Whilst it is accepted that the proposal would result in an increase in vehicular movements, it is not considered that the scale of the development would place unacceptable burden on the existing highway network nor will it result in an endangerment to the highway network.

Subject to the range of conditions suggested by the council's highways engineer, it is considered that the scheme would not have an unacceptable impact on vehicular or pedestrian safety and sufficiently accords with policy in this regard.

### **Residential amenity**

The submitted layout plan shows that each dwelling will have access to an area of hardstanding, and a garden area to the rear. This will ensure that the occupants of the proposed dwellings will have access to a private garden space. In addition, there is sufficient space within each plot for a parking space. The proposal has been designed to ensure that there is natural surveillance of both the public highway/parking areas. The separation distance between the proposed development and the existing residential properties will prevent unacceptable overlooking.

An objection has been received concerning the potential loss of residential amenity to the dwellings through the retention of the mature tree to the frontage. However, the rooms to the proposed dwellings that could be potentially impacted are bathrooms and a bedroom. The main habitable rooms to the dwellings are located to the rear; therefore, no loss of amenity will occur in this instance.

### **Conclusion**

The proposed development would not have a harmful impact on the character of the area, would not result in unacceptable harm to vehicular or pedestrian safety and would not result in unacceptable harm to neighbouring living conditions. The proposal would also provide a form of development to provide bespoke accommodation.

Therefore 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: RD:3653-200, RD:3653-203 A, RD:3653-204 B and RD:3653-205.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

5.

No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

6.

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.

**Informative 1**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

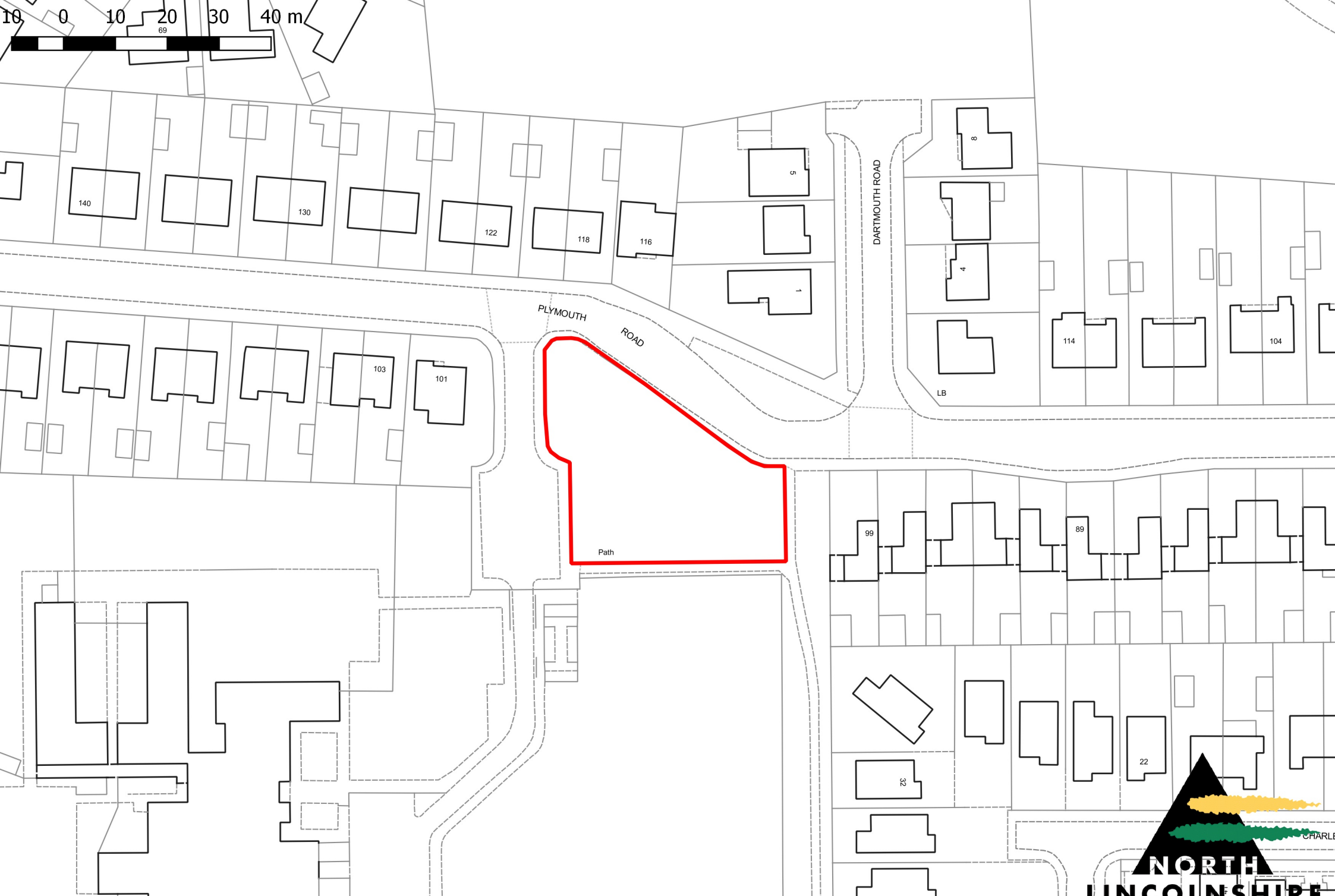
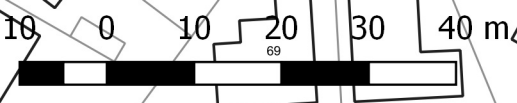
- before ANY construction works take place within the limits of the highway you MUST contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;

- 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.





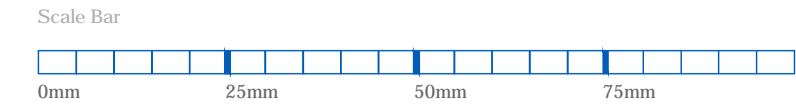
**PA/2017/1002**

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# PA/2017/1002 - Proposed plans & elevations - Not to scale

# AMENDED



**Notes**

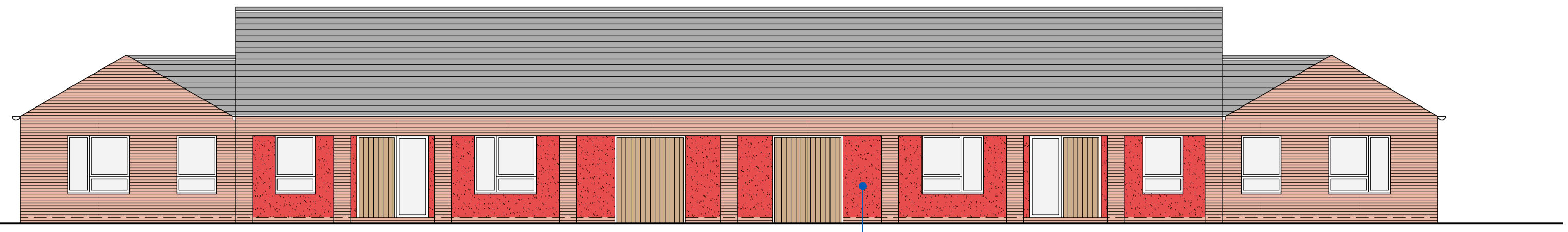
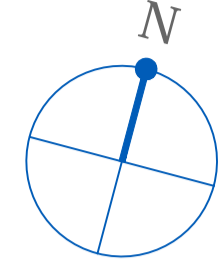
- © Ross Davy Associates
- Used Appr'd dimensions only, do not scale from this drawing
- All materials specified are to be used in strict accordance with manufacturers written instructions and current codes of practice
- Should the project fall under the scope of the Equality Act, Party Wall Act or the CDM Regulations, it is the Employer's responsibility to obtain the following:
  - Disability Access Audit
  - Party Wall Notice and Schedule of Condition
  - Construction Health and Safety Plan
- These drawings are to be considered as Preliminary and for information only until technical approval has been obtained from the relevant Local Authority/Approved Contractor. Commencement of work on the site is at their own risk.

**Inspections and Surveys**

These drawings are to be considered as Preliminary and for information only until technical approval has been obtained from the relevant Local Authority/Approved Contractor. Commencement of work on the site is at their own risk.

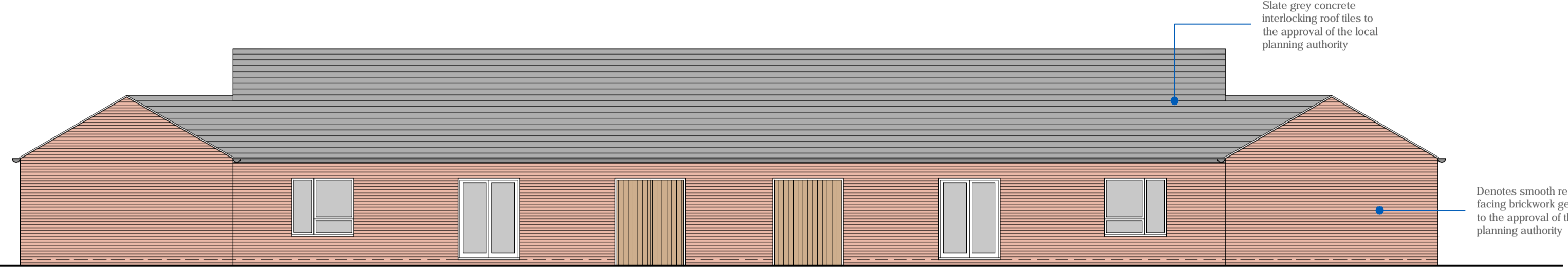
**Drawing Revisions**

A	22-06-17 - Notes added
B	27-08-17 - Fence added to boundary



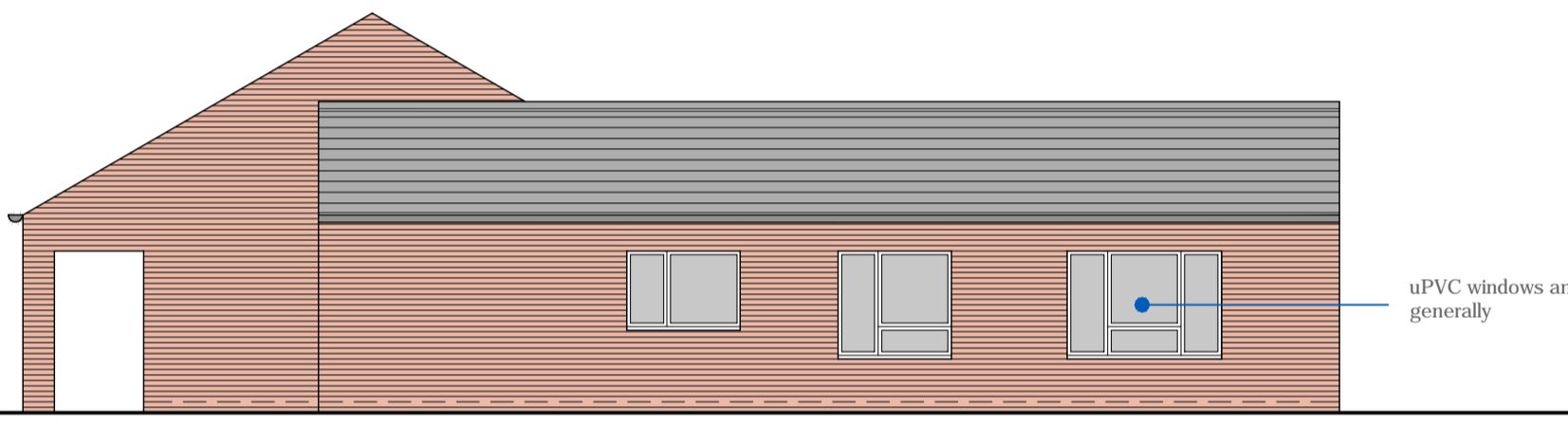
Front (North) Elevation

1:100



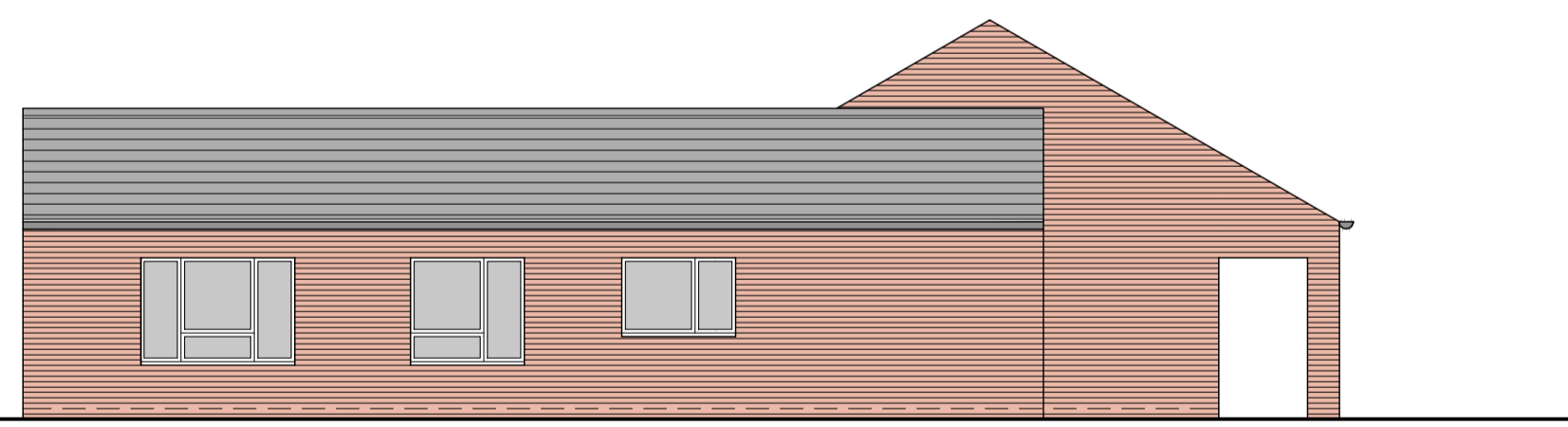
Rear (South) Elevation

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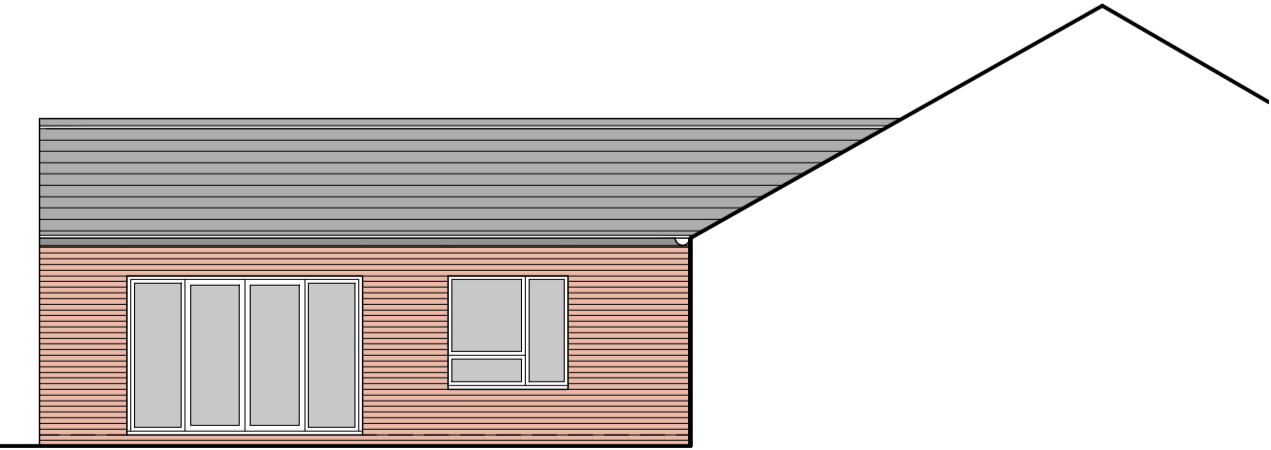
Side (West) Elevation

1:100



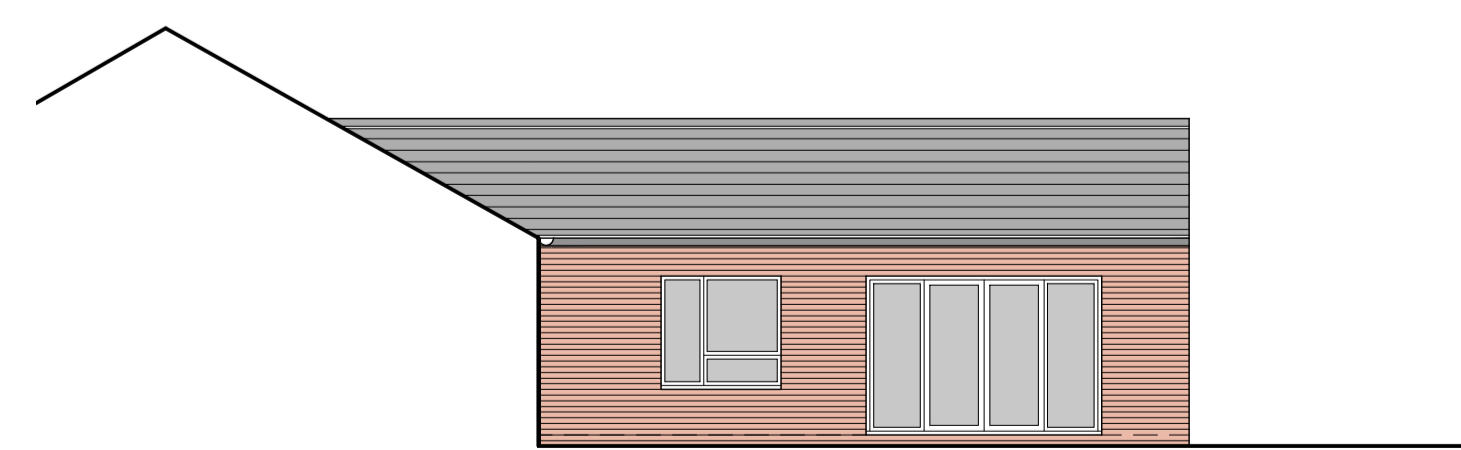
Side (East) Elevation

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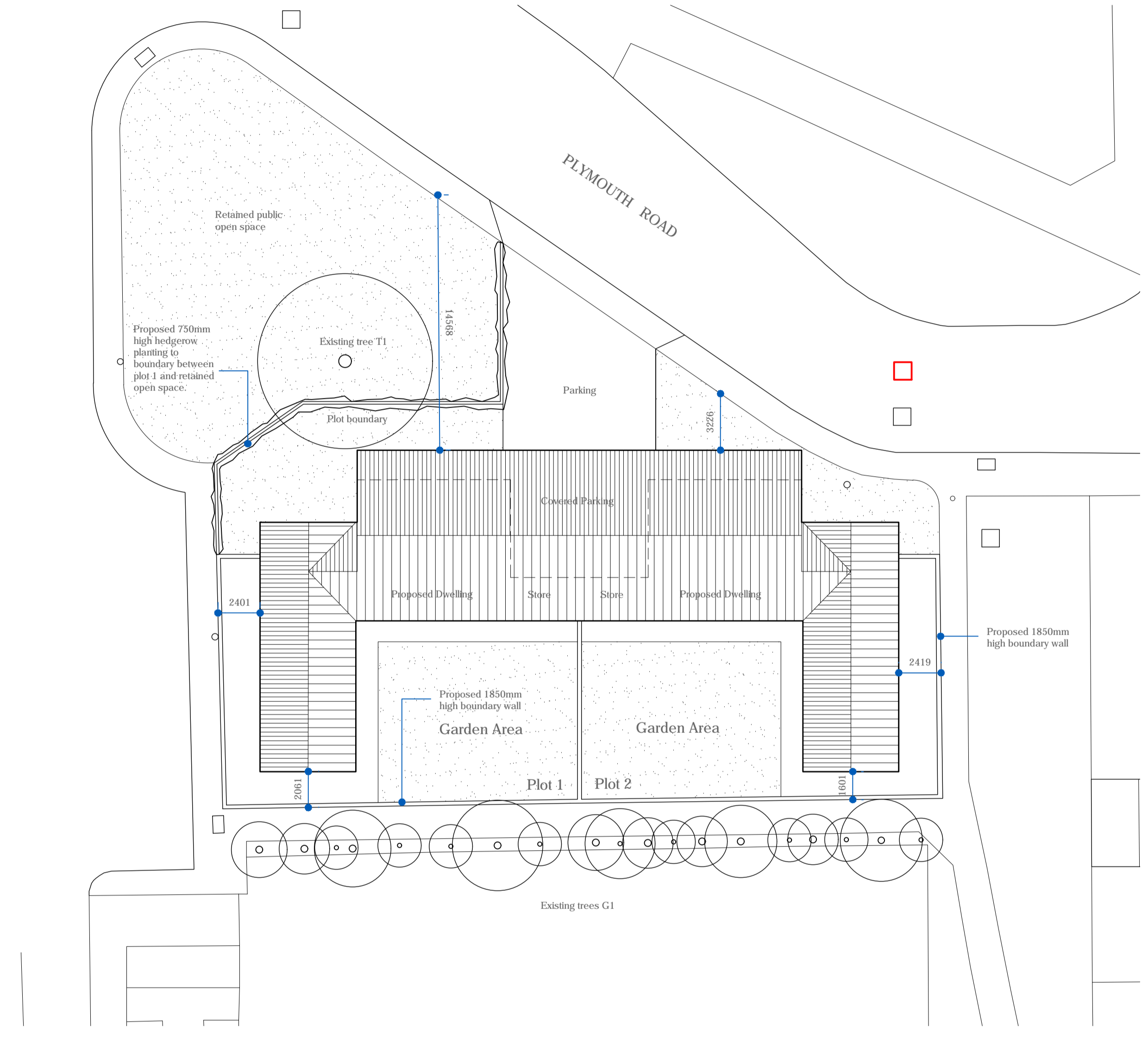
Side (East) Elevation

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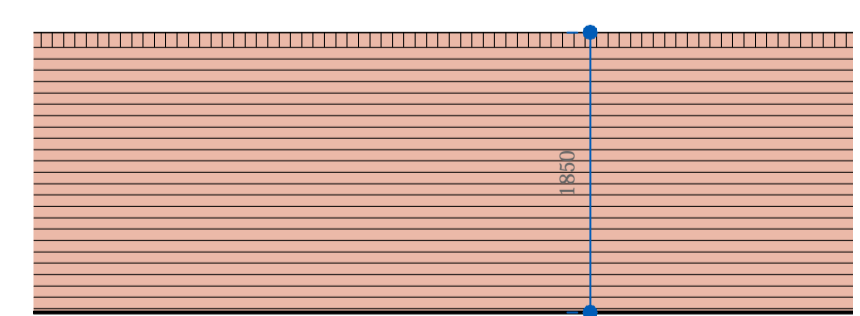
Side (West) Elevation

1:100



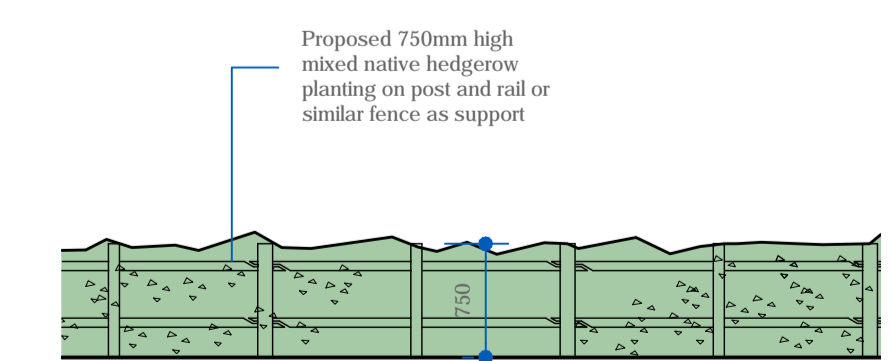
Site Plan

1:200



Typical Wall Detail

1:50



Typical Hedge Detail

1:50

**Ross Davy Associates**  
 Pelham House, 1 Grosvenor Street,  
 Grimsby, N.E. Lincolnshire, DN32 0QH  
 Tel: 01472 347956  
 Email: design@rossdavytd.co.uk  
 Web: www.rossdavytd.co.uk

**Project** Proposed Development at Land off Plymouth Road, Scunthorpe, North Lincolnshire

**Drawing Title** Proposed Elevations and Site Plan

**Drawn** MD **Scale** As Noted

**Date** Dec 16 **Size** A1

**Drawing No.** RD:3653 - 204 **B**

**APPROVAL**