

APPLICATION NO	PA/2017/1350
APPLICANT	Mr & Mrs Terry Smith
DEVELOPMENT	Outline planning permission to erect a one-bedroom bungalow with parking provision
LOCATION	Land adjacent to 9 Gainsborough Lane, Scawby, DN20 9DF
PARISH	Scawby
WARD	Ridge
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Neil Poole – significant public interest)

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 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed, where practical, to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

At paragraph 37 it states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

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.

Paragraphs 15, 47, 50, 55, 56, 60, 61 and 99 to 103 also apply.

North Lincolnshire Local Plan: Policies DS1, H5, H7 and H8 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3 and CS5 apply.

CONSULTATIONS

Highways: Advise conditions.

Environmental Health: Advise a monitoring condition.

PARISH COUNCIL

No objections or comments.

PUBLICITY

A site notice has been posted. No comments have been received.

ASSESSMENT

The application site comprises a semi-detached house set in a large plot. The site is within the development boundary for Scawby and is located outside the conservation area. The dwelling is set at an angle away from Lidgett Close with pedestrian access from this road and vehicular access from Gainsborough Lane. There is a very small garden area to the rear of the existing dwelling with the majority of the amenity space to the side of the dwelling fronting onto Gainsborough Lane.

This application seeks outline permission to erect a bungalow in the garden area which would front Gainsborough Lane. The existing access is proposed to be utilised as a shared access with the proposed dwelling, with a turning space provided to the front of the proposed dwelling.

The main issues in determining this application are whether the proposed dwelling would be out of character with the surrounding development and would lead to unacceptable living conditions for the occupiers of the existing and proposed dwellings.

This application is a resubmission of PA/2017/945 which was refused in August this year on following grounds:

“The proposed development, by virtue of layout and access, is considered to be a cramped and contrived form of tandem development which is out of character with the surrounding area. The development would lead to an unacceptable provision of private amenity space to the existing and proposed dwellings to the detriment of the amenity of the occupiers of these dwellings. The loss of amenity to the proposed dwelling is further compromised by the proximity and relationship to 37 Lidgett Close, the first floor windows of which would overlook the garden area to the proposed bungalow. The proposal is therefore considered to be contrary to policies H5, H7 and DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.”

There are some minor changes between the layout of the two applications, however these do not alter the principle of the development or give any significant extra space to the proposed or existing dwelling. As such the resubmitted application does not overcome the reasons for refusal.

It is considered that the proposed development is tandem development in reverse with a shared linear access. Whilst it is not considered that the access would lead to loss of amenity to nearby properties by way of noise and disturbance, this form of development is considered to be out of character with the surrounding area and could have the potential to lead to issues with parking and traffic movements.

It is accepted that the proposed dwelling would not have an adverse impact on the appearance of the street scene when viewed from Gainsborough Lane, however the layout of the proposed development, in relation to the host dwelling and surrounding properties, is considered to be a cramped and contrived form of development which is out of keeping with the character of the surrounding area.

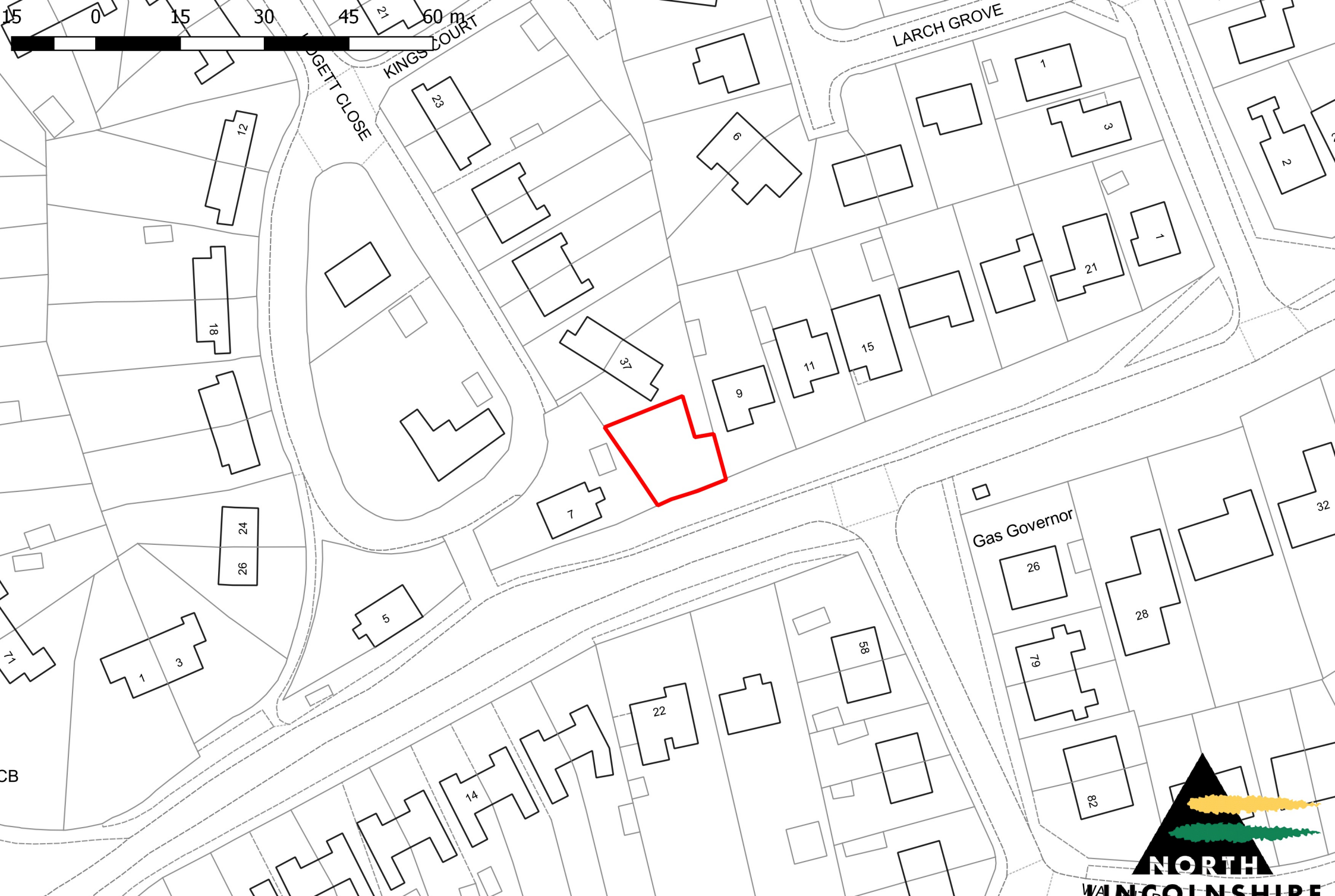
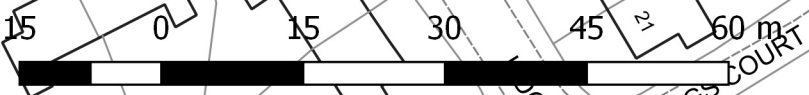
The proposal would also lead to an unacceptable loss of private amenity space to the host dwelling and an unacceptable level of amenity space for the proposed dwelling. The surrounding plots are more spacious and, whilst the dwelling sizes are comparable, the plots are larger than the proposed. It is also considered that the relationship between the existing and proposed dwelling would lead to overlooking and loss of privacy to the proposed dwelling from the first-floor windows in the front elevation of the host dwelling. The proposal is considered to be contrary to policies H5, H7 and DS1 of the North Lincolnshire Local Plan, policy CS5 of the Core Strategy and the provisions of the National Planning Policy Framework, and is therefore recommended for refusal.

RECOMMENDATION Refuse permission for the following reasons:

The proposed development, by virtue of layout and access, is considered to be a cramped and contrived form of tandem development which is out of character with the surrounding area. The development would lead to an unacceptable provision of private amenity space to the existing and proposed dwellings to the detriment of the amenity of the occupiers of these dwellings. The loss of amenity to the proposed dwelling is further compromised by the proximity and relationship to 37 Lidgett Close, the first-floor windows of which would overlook the garden area to the proposed bungalow. The proposal is therefore considered to be contrary to policies H5, H7 and DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

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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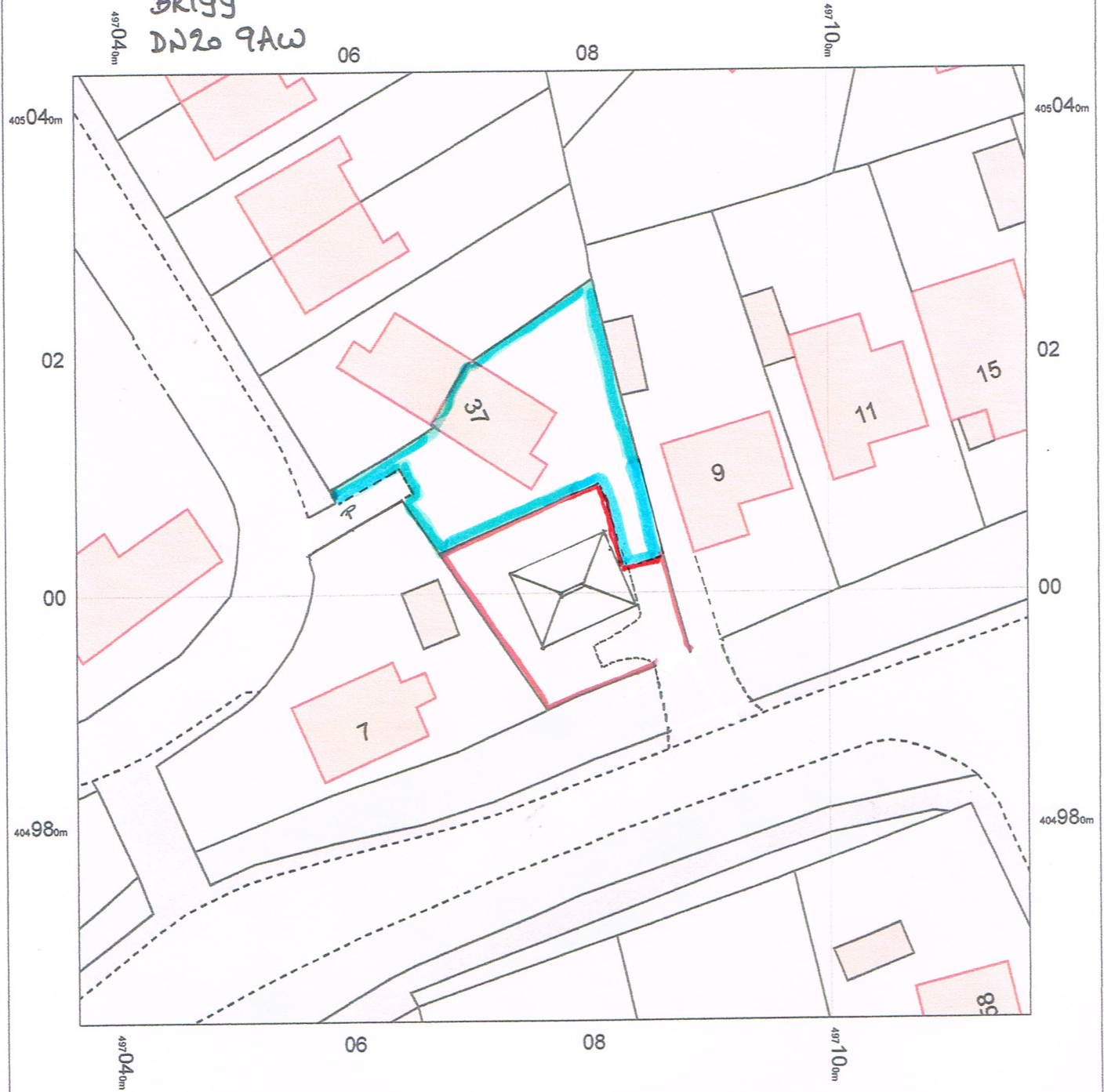
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Scawby

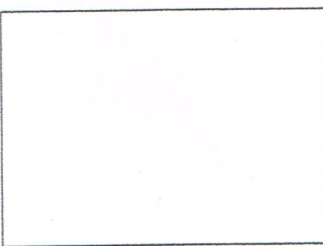
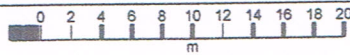
PA/2017/1350 - Block plan - Not to scale

MR & MRS T. SMITH
37 LIDGETT CLOSE
SCAWBY
BRIGG
DN20 9AW



PROPOSED BLOCK PLAN

DRG. NO. TS/17/02A



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