

<b>APPLICATION NO</b>	<b>PA/2017/1436</b>
<b>APPLICANT</b>	Mr & Mrs Altoft
<b>DEVELOPMENT</b>	Planning permission to erect a bungalow with accommodation in the roof space, construct associated hard standing for vehicle parking, turning and access and relocate existing garage with vehicle parking to the front
<b>LOCATION</b>	7 Elmdale, Barton upon Humber, DN18 5EB
<b>PARISH</b>	Barton upon Humber
<b>WARD</b>	Barton
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Member 'call in' (Cllr Paul Vickers – 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 49 of Core Planning Principle 6 states that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 56 states that the Government attaches great importance to the design of the built environment. 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 61 states that planning policies and decisions should address the connections between people and places and the integration of new development in to the natural, built and historic environment.

Paragraph 197 states that in assessing and determining development proposals local planning authorities should apply the presumption in favour of sustainable development.

**North Lincolnshire Local Plan:** Policies H5, H7, H8, DS1, T1, T2 and T19 apply.

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS5, CS7 and CS8 apply.

## **CONSULTATIONS**

**Highways:** No objection, but recommend three conditions and an informative in relation to works within the highway.

**Environmental Health:** Following receipt of a contaminated land report recommend a condition that any contamination found during construction is investigated in full.

## **TOWN COUNCIL**

No objection.

## **PUBLICITY**

A site notice has been posted and eight letters of objection have been received raising the following issues:

- tandem development
- a dwelling has previously been refused on this site
- noise and disturbance from an additional dwelling
- overbearing impact
- loss of sunlight
- overlooking to neighbouring gardens
- impact on the character and appearance of the area
- backland development
- inadequate vehicular access to the site
- it could result in further development on the site in future
- increased noise and disturbance from the access and egress
- the proposed design is at odds with the prevailing character of the area
- trees would need to be removed
- impact on view
- excessive scale of development
- a tree survey should be undertaken
- contrary to policy H7 of the North Lincolnshire Local Plan.

## **ASSESSMENT**

The application site forms part of the rear garden to the applicant's property which in turn is located at the termination point of the residential cul-de-sac on Elmdale in Barton upon Humber. The land has been used as a vegetable patch and orchard for the applicant's personal use and contains a number of trees along the boundaries and within the site itself. The site is residential in nature and is located within the defined settlement boundary for

Barton upon Humber. Two outline planning applications on this land were refused in 2008 on the grounds of being a cramped form of development and constituting an undesirable form of backland development. This application seeks full planning permission for the erection of a detached dwelling together with the relocation of a garage to serve the host property.

**The main issues in the determination of this planning application are the principle of development, and impact on the character and appearance of the area and upon residential amenity.**

### **Principle**

The application site is garden land within the defined settlement boundary for Barton upon Humber, in a sustainable location within easy walking and cycling distance of a range of local facilities, including those available within Barton town centre, schools, leisure centre, supermarkets, shops, post office, public houses and a library. In terms of sustainability it is within walking distance of bus stops and Barton railway station. The proposal therefore accords with the principles of sustainable development as set out within the policies of the local plan, Core Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations.

Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Barton upon Humber, in a sustainable location; there is, therefore, a presumption in favour of residential development.

Policy CS2 of the Core Strategy states that development should be focused on other suitable infill opportunities within the defined development limits of North Lincolnshire's market towns. The proposal is for residential development on a suitable infill plot within the defined development limit of Barton upon Humber which is defined as a market town. On this basis the proposal is considered to comply with policy CS2 and therefore the principle of residential development in this location is considered to be acceptable.

### **Character and appearance**

The site extends to 1266 square metres in area; this is considered sufficient space on which to accommodate a detached dwelling with associated parking spaces and private amenity space to the front and rear of the dwelling. In addition, it is considered that the size of the application site, and the scale and size of the dwelling, are consistent with those dwellings located on spacious plots to the east on Brigg Road. The plans show that the host dwelling will retain approximately 650 square metres of private amenity space to the rear; this is considered sufficient to meet the needs of the applicant's existing house. Given the size of the site the proposal is not considered to represent a cramped form of development in this case.

A number of objectors have cited policy H7 of the North Lincolnshire Local Plan and consider this proposal to represent a form of backland and tandem development which should be refused. In addition, a number of objectors have made reference to previous planning applications which were refused permission on this land for residential

development in 2008. Policy H7 doesn't restrict residential development on sites, rather it sets out a criteria against which applications of a backland/tandem nature are assessed. The potential impact on the amenities of any residential properties will be assessed in the subsequent section of this report. However, it is considered that this is a spacious plot which is positioned away from residential properties and there is sufficient width and visibility within the driveway and its access point with Elmdale to achieve a safe means of access and egress from the site. In addition, this is an existing access which is used by the host property and which serves the existing detached garage.

With regard to the previous planning applications that were refused on this site, it should be noted that the size and location of the application site in those two instances differed from the proposals being considered here. In addition, the proposed site layout plan, whilst indicative in nature, showed the proposed dwelling to be positioned in close proximity between 7 and 10 Elmdale. The dwellings proposed in those cases would have been visible in the gap between those dwellings on Elmdale and therefore were considered to have a cramped appearance in the street scene as a result. This dwelling will not be visible from the public highway as it will be screened by existing dwellings to all boundaries and to some extent by the existing mature trees and shrubs located within the application site itself. Whilst it is acknowledged there are few examples of dwellings located on land to the rear of existing properties, it is also observed that there is no defined settlement pattern in this part of Barton upon Humber; in addition there are a number of large detached dwellings located on Brigg Road to the east of the site which are set within spacious plots with deep rear gardens and spacing between each property, thus creating a sense of openness to the settlement character. It is on this basis that it is considered the proposal will respect the scale, size and openness of the dwellings located within immediate proximity of the site to the east.

Turning to the design of the proposal, the plans show that a dormer bungalow is proposed and this will be positioned in the centre of the plot with private amenity space proposed to the north, south and west and a parking/turning area to the east and south-east. The dwelling is set in from the boundaries; this provides a sense of openness and circulation around the dwelling. The plans show that the dwelling will be constructed from a mix of materials which includes a red brick, Lincolnshire Limestone to the front elevation and a Marley Eternit Rivendale slate roof tile; this mix of materials is considered appropriate to the local vernacular and will provide visual interest. Given that the specific details of the facing brick have not been submitted with the planning application, it is considered prudent to recommend a condition requiring details of external facing materials to be provided in greater detail; this will allow the local planning authority to ensure that the external finishing materials are appropriate. Design features, such as a double-height glazed arch feature and brick quoin detailing to the principal elevation, stone cills and headers to all ground floor openings, a chimney stack to the ridge line and wrap-around glazing to the south western corner of the dwelling, adds visual interest and a contrasting appearance to the dwelling. No issues are raised in relation to the design, scale, appearance and siting of the dwelling in this case.

### **Residential amenity**

The plans show that the separation distances from the proposed dwelling to the nearest residential properties are:

- 25.1 metres to 17 Parkdale to the west;

- 21.49 metres to 19 Parkdale to the south-west;
- 37.7 metres to the host property (7 Elmdale) to the south;
- 47.983 metres to 70 Brigg Road to the east;
- 44.2 metres to 86 Millfields to the north.

Based on the separation distances stated above, the proposal is not considered to give rise to loss of amenity through the effects of overlooking, overshadowing or having an overbearing impact. The windows to the western elevation are proposed at ground floor only and, at a separation distance of 21.49 metres and 25.1 metres to the nearest residential properties located on Parkdale, the proposed dwelling is not considered to result in loss of light or overlooking. It is noted there are first-floor bedroom windows proposed in the eastern and northern roof slopes of the dwelling; however, at a separation distance of 47.983 metres and 44.2 metres to the nearest residential properties in these respective directions, the proposal is not considered to result in overlooking.

There is sufficient space to the front and side of the property to provide a minimum of four off-street parking spaces together with a turning space. The introduction of one additional dwelling is not considered to give rise to noise and disturbance over and above that normally expected in a residential area. Furthermore, the access and driveway is, in part, already in use as a driveway, and vehicular movements to and from the site will only result in vehicles passing to the side of the host property and not to the side of 10 Elmdale. Therefore, the introduction of another dwelling and its associated vehicular movements is not considered to result in noise and disturbance to neighbouring residential properties in this case.

No objection has been received from Highways in respect of additional vehicular movements being made from this residential cul-de-sac or in relation to pedestrian/highway safety matters. There is sufficient clearance to the side of the proposed driveway to reposition the detached garage and provide a parking space to serve the host property; this will not interfere with access to the rear of the site.

### **Other issues**

Impact on view is not a material planning issue and will not be assessed in this case. The existing trees on the site are not protected by way of a Tree Preservation Order, being located in a conservation area or within the highway; these trees can therefore be removed from the site without the requirement for statutory notification. Given the absence of any protected trees on the site, there is no requirement for a tree report to be submitted for consideration in this case.

### **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: BA/AL/MF/01, BA/AL/MF/02, BA/AL/MF/03 and BA/AL/MF/04.

Reason

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

3.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

4.

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.

5.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

6.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

Reason

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

7.

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.

**Informative 1**

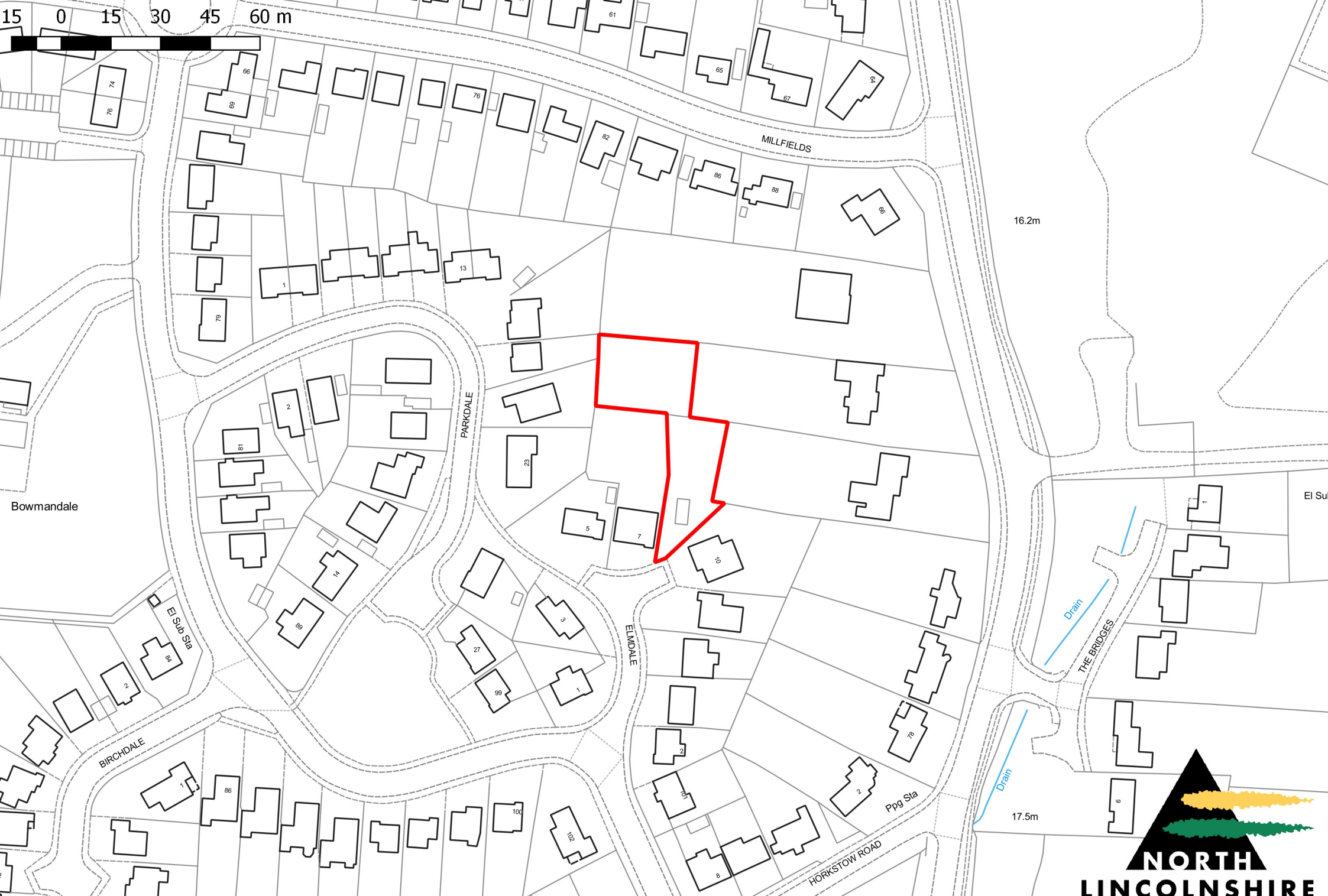
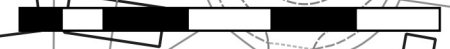
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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.

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**PA/2017/1436**

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# PA/2017/1436 - Existing & Proposed site layout - Not to scale



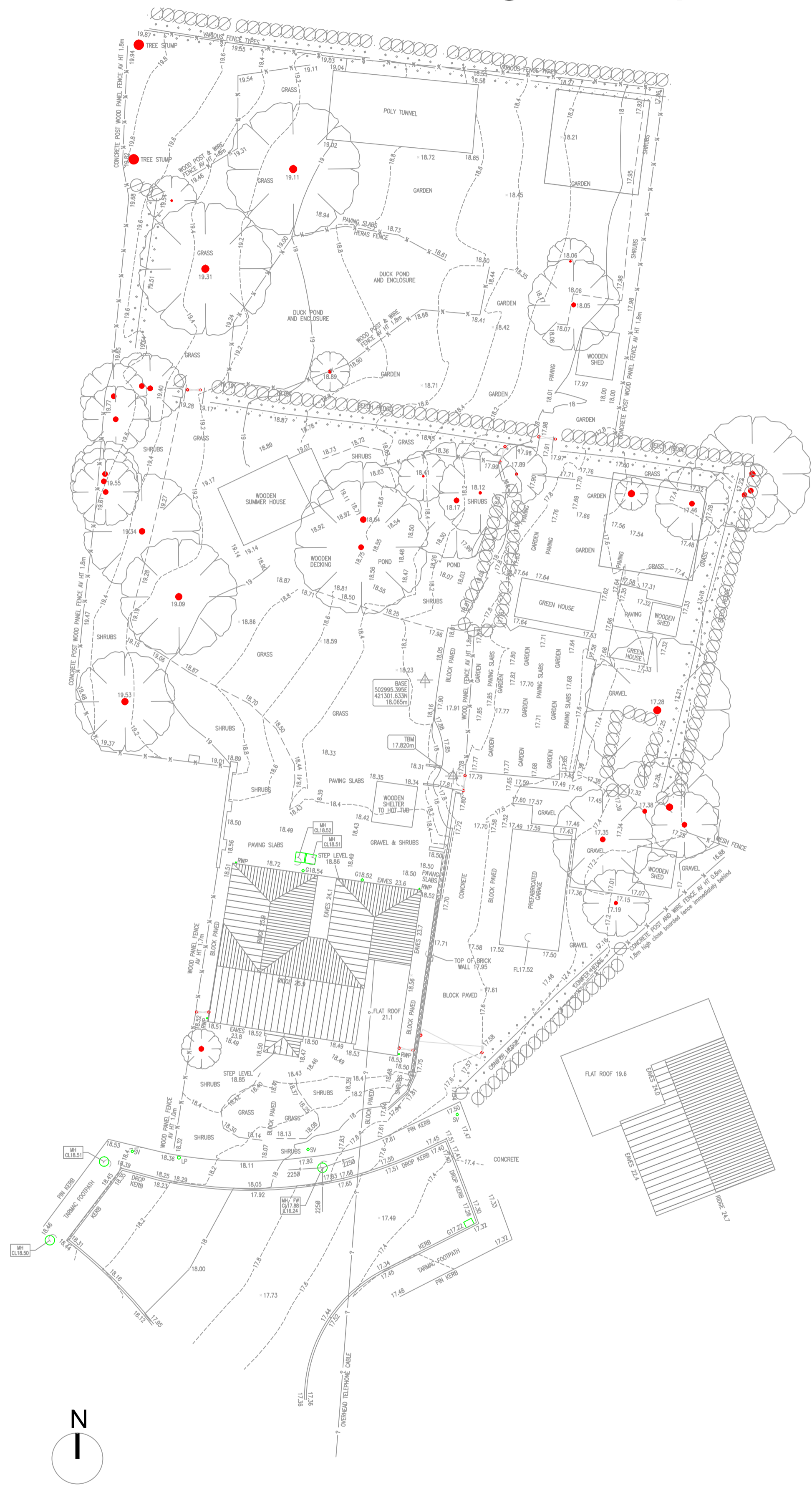
Proposed bungalow with accommodation in the roofspace  
7 Elmdale, Barton upon Humber

Client: Mr & Mrs Altruff

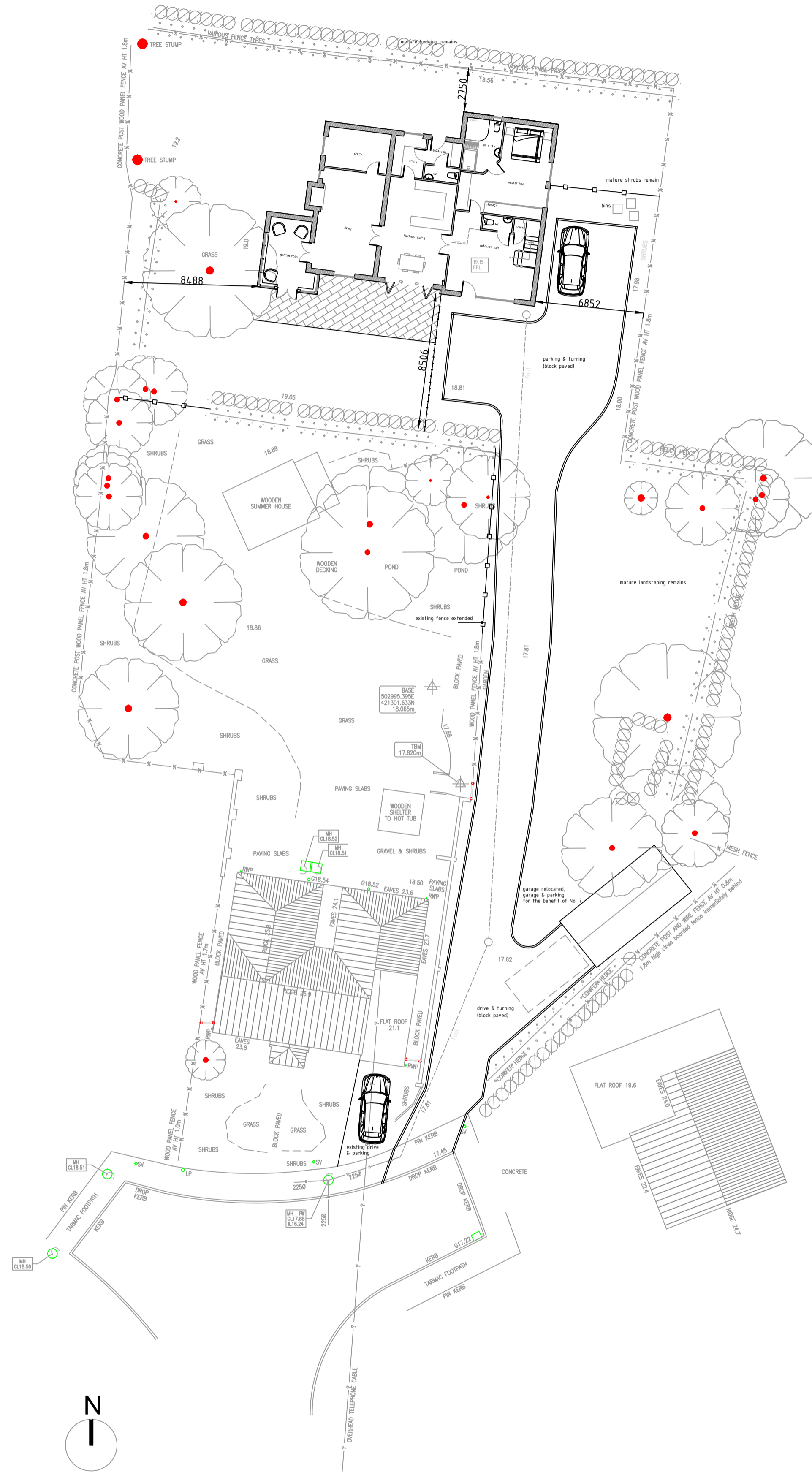
**Issue Status**

Consultation	
Planning	X
B. Regs	
Construction	

Title:  
existing site layout  
proposed site layout



existing site layout (topographical survey)  
scale 1:200



proposed site layout  
scale 1:200