

<b>APPLICATION NO</b>	<b>PA/2017/880</b>
<b>APPLICANT</b>	Mr Andrew Davenport-Lister
<b>DEVELOPMENT</b>	Planning permission to demolish existing detached farm house and replace with new detached dwelling
<b>LOCATION</b>	Newlands Farm, access road to farm, off Blackdyke Road, Epworth, DN9 1JA
<b>PARISH</b>	Epworth
<b>WARD</b>	Axholme Central
<b>CASE OFFICER</b>	Leanne Pogson-Wray
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from development plan

## **POLICIES**

**National Planning Policy Framework:** Paragraph 15 states that at the heart of the National Planning Policy Framework 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 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 that generate significant movements are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

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

Paragraph 55 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

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.

Paragraph 100 states that inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Sequential and Exception Tests should be carried out to justify development, reduce the risk from flooding and steer development to those areas at lowest risk.

**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)

Policy LC14 (Area of Special Historic Landscape Interest)

Policy DS21 (Flood Risk)

**North Lincolnshire Core Strategy:**

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering more Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Design)

Policy CS6 (Historic Environment)

Policy CS16 (North Lincolnshire Landscape, Greenspace and Waterscape)

Policy CS19 (Flood Risk)

Policy CS17 (Biodiversity)

**CONSULTATIONS**

**Highways:** No objections.

**HER:** Detailed comments have been provided with regard to this application. These will be outlined in the assessment.

This assessment of the effects on the historic landscape and its setting should be weighed in the planning balance in accordance with local plan policy LC14 and the National Planning Policy Framework (paragraphs 134–135). The historic landscape is a locally designated heritage asset of national importance.

Should the planning authority be minded to give consent for this application there will be a need to secure the specified design and materials on any permission that may be granted, to ensure that the external appearance of the building does not further detract from the historic setting. Further details and scale drawings of the window openings should therefore be submitted for the approval of the planning authority prior to development commencing.

**Environment Agency:** Initially objected. Following submission of an amended flood risk assessment (FRA), no objections subject to a condition regarding finished floor levels/FRA.

**Ecology:** Low potential for roosting bats; no further surveys required. Planning conditions for biodiversity enhancements advised.

**IBD:** Comments regarding surface water drainage.

**Environmental Health:** Sensitive end use – advise contamination conditions.

## **TOWN COUNCIL**

No observations.

## **PUBLICITY**

Site and press notices have been posted. No comments have been received.

## **ASSESSMENT**

The application property is a detached three-bedroom farmhouse which is thought to be approximately 100 years old. It is in a poor state of repair and in need of structural alterations and attention. It is set in a large plot and is surrounded by agricultural land owned by the site owners. To the west of the property is garden area, then dykes with a screen of trees. To the east there is an equestrian centre which forms the owners' livery business. This is made up of numerous portal-framed sheds and paddock areas. There are approximately 90 acres of land attributed to arable farming and 30 acres to equestrian activity operated by the owners of the site.

This application seeks to erect a replacement dwelling on the site. The replacement dwelling is of a significant increase in size and scale and of a significant change in design to the existing dwelling on the site. The dwelling will be on the same footprint as the existing and will be well screened with proposed tree planting and the retention of existing trees on the site.

**The main issues in determining this application are whether the proposal would have an adverse impact on the character of the rural area, or on the character and setting of the historic landscape.**

The application site lies within the Area of Special Historic Landscape Interest of the Isle of Axholme.

This area is designated for its unique historic landscape retaining the pattern of medieval open strip fields surrounding the villages on the Isle. This historic landscape is considered to be of national importance and local plan policy LC14 applies. It is important that the design and building materials of any new dwelling are appropriate to the area, otherwise

the development will adversely affect the character of the historic landscape and its setting contrary to the LC14 and other policy.

The proposed house is considerably larger in scale compared to the existing, and its siting will extend the residential plot further east into the adjacent paddock. The proposal is contrary to policy RD10 as the replacement dwelling is over 160% larger than the existing dwelling, with this policy restricting replacement dwellings to 20% plus permitted development allowances. However, exceptions can be made to this policy where it can be justified to be acceptable and where there will be no significant adverse impact on the character or setting of the rural area.

The design and layout of the building has been much influenced by the proposal to reconstruct an historic timber-framed building originating from an unknown location elsewhere in the country. Timber-frame construction differs around the country and styles are very specific to individual geographic regions. There are no historic houses with visible external timber-framing in the Isle of Axholme.

Given this fundamental factor, the applicant has worked hard to make the proposal acceptable and more in keeping with the style and appearance of other vernacular farmhouses in the locality. This includes a modest porch central to the front elevation and locating some of the domestic accommodation in a rear wing to form a more traditional L-shaped building. Externally, the timber-framing is to be masked by York Hambleton brick with rendered gables, with the minor exception of the lower part of the rear wing that faces inwards. The elevation details include a brick plinth, string course and dentilled eaves; the chimneys are of a modest scale and height, and generally plain. The roof covering will be Blyth clay roof tiles with stone coping to the raised gable edges; the specified building materials are of high quality and locally sourced.

The window openings to the front elevation are not entirely symmetrical, nor are they of standard 19<sup>th</sup>/early 20<sup>th</sup> century proportions; as such they do appear more indicative of an older style of building. This look would be compounded by the use of multi-pane, leaded glazing as specified in the window sample, which is at odds with the six-pane casements shown on the elevation.

The proposed house will be considerably larger than the existing building, and will be more visible in the historic landscape where seen from the higher land to the west and north-west; the effect of the light coloured render in contrast to the brick will be to draw the eye in the foreshortened view across the historic fields from the ridge to the west.

It is accepted that the replacement dwelling will have an impact on the historic landscape and would affect its setting, however a planning balance should be made in accordance with paragraphs 134 and 135 of the National Planning Policy Framework. In this instance, due to the use of good quality locally sourced materials and good quality design, and that the harm is judged to be less than substantial, the benefits are considered to outweigh any potential harm. The proposal is therefore considered to be acceptable subject to conditions.

**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: 001 rev A, 002 rev A, 003 rev A, 003 rev B, 003 rev C, 003 rev D, 003 rev E and 003 rev F.

Reason

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

3.

The bricks used in the development hereby approved shall be York handmade Hambleton 65mm and the tiles shall be William Blyth Barco Pantile Weathered unless otherwise agreed in writing by the local planning authority.

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.

Prior to the application of any external render and prior to the occupation of the dwelling, the details of the colour and texture of the render shall be agreed in writing by the local planning authority and the rendering shall be carried out in accordance with the agreed details.

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.

5.

Prior to the insertion of any windows, detailed drawings of the windows, at a scale of 1:10, shall be submitted to and approved in writing by the local planning authority. The drawings shall include details of materials, and the development shall be carried out in accordance with the agreed details.

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.

6.

Within three months of the date of this permission, a biodiversity management plan shall be submitted to and approved in writing by the local planning authority. The plan shall include:

- (a) details of bat roosting features to be installed in the new building;
- (b) details of nesting sites to be installed to support swallows and/or farmland birds;

- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (e) proposed timings for the above works in relation to the completion of the building.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

7.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant, or their successor in title, shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

8.

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.

9.

The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) by Howard J Wroot, dated 25 July 2017, including the following mitigation measures detailed within the FRA:

- finished floor levels to be set no lower than 2.875 metres above Ordnance Datum (AOD)
- flood resilience measures to be incorporated to a height of 4.4 metres AOD as set out in section 6.4.

The mitigation measures shall be fully implemented prior to occupation and shall subsequently remain in place.

Reason

To reduce the risk and impact of flooding on the development and future occupants.

**Informative 1**

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.

**Informative 2**

Because a significant amount of demolition is involved, if you have not already done so, you are advised to contact the council's Building Control team at the Civic Centre, Ashby Road, Scunthorpe, DN16 1AB (telephone 01724 297428; email [buildingcontrol@northlincs.gov.uk](mailto:buildingcontrol@northlincs.gov.uk)) to ensure the requirements of Section 80 of the Building Act 1984 are complied with.



1.5m

1.5m

Ward Bdy

Der

Der

BLACKDYKES ROAD (Track)

Ward Bdy

Drain

Drain

Newlands Farm

**PA/2017/880**

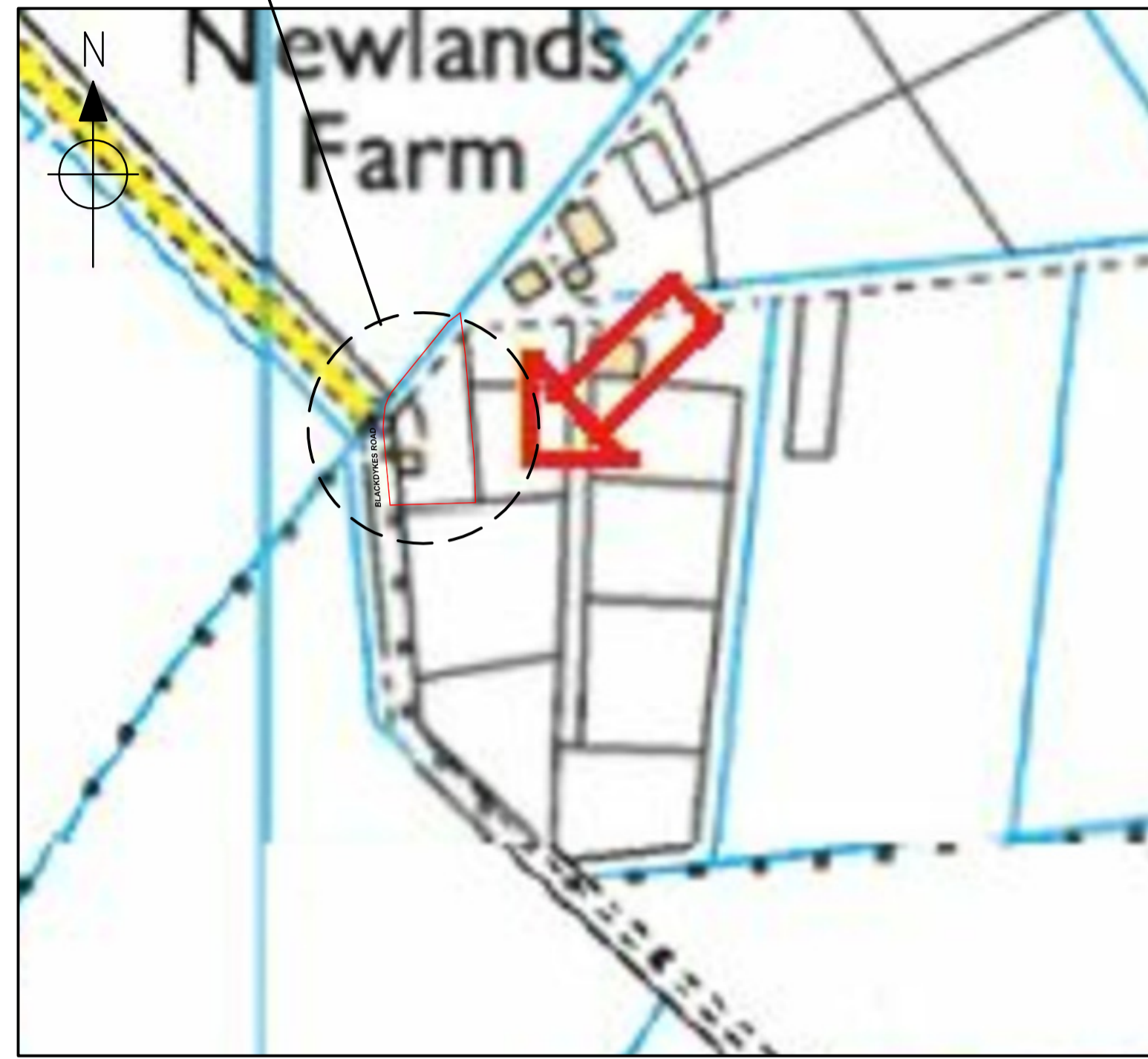
© Crown copyright and database rights 2017. Ordnance Survey 0100023560





PA/2017/880 Proposed Block plan - Not to scale

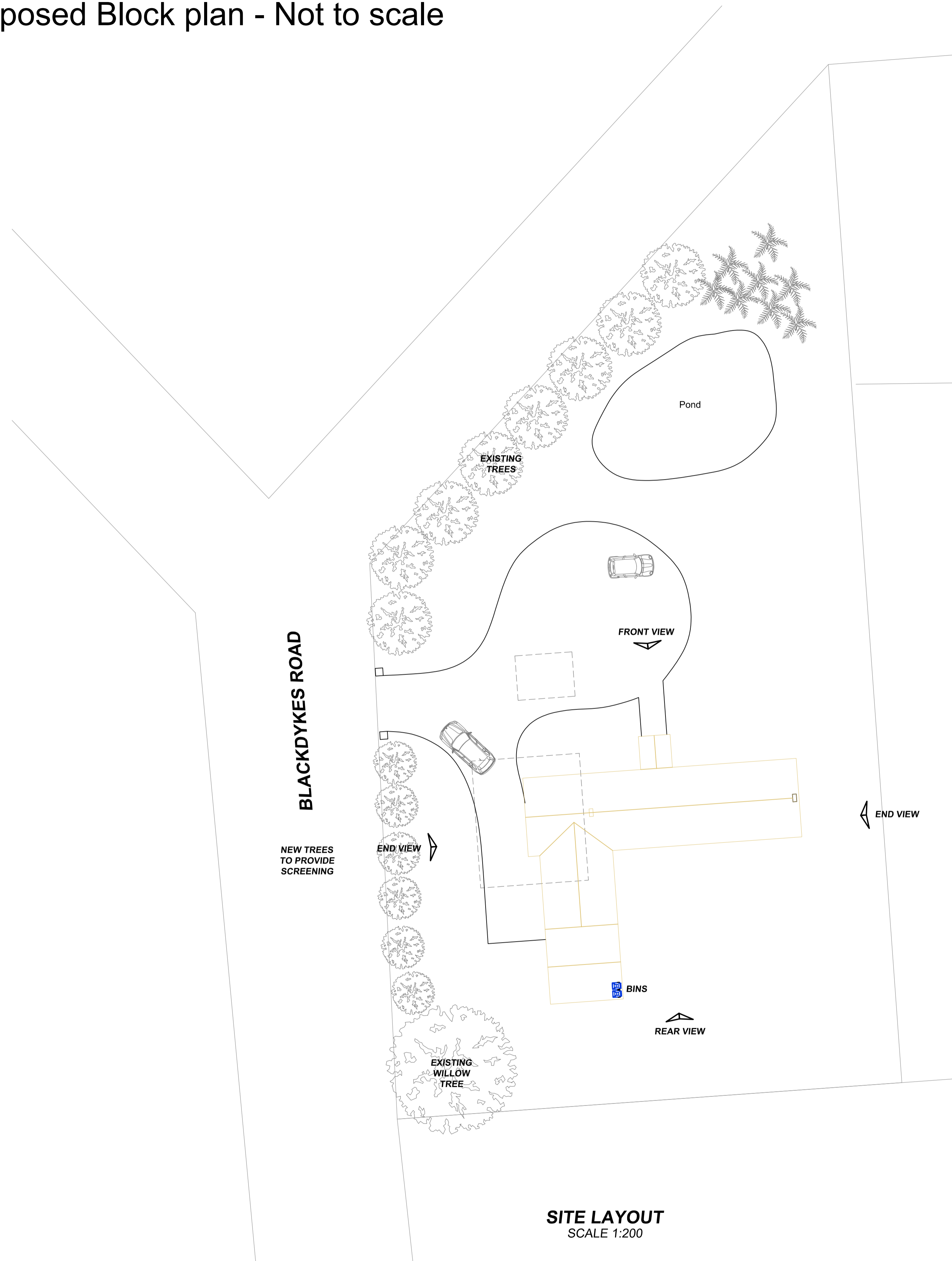
SITE LOCATION



**LOCATION MAP**  
SCALE 1:2500



**SITE LAYOUT**  
SCALE 1:500



**SITE LAYOUT**  
SCALE 1:200

REV	DATE	AMENDMENT	DRAWN BY	CHECKED BY

**CENTRELINE**  
DESIGN CONSULTING LTD

7 West Street  
West Butterwick  
Scunthorpe  
North Lincolnshire  
DN17 3JZ

Telephone: 01724 784156  
Mobile: 07834915720  
Email: [centrelinedesign@hotmail.co.uk](mailto:centrelinedesign@hotmail.co.uk)  
Website: [www.centrelinedesigns.co.uk](http://www.centrelinedesigns.co.uk)

CLIENT

TITLE  
NEW FARM HOUSE  
NEWLAND FARM, EPWORTH, DN9 1JA  
LOCATION MAP & SITE LAYOUT

DRAWN BY CH	DATE JAN 2017
SCALE AS SHOWN	DRAWING No 001
REV A	