

APPLICATION NO PA/2017/1875

APPLICANT Mr Scott Smith

DEVELOPMENT Planning permission to erect extensions

LOCATION Common Farm, Mosswood, Belton DN17 4BZ

PARISH Belton

WARD Axholme Central

CASE OFFICER Tanya Coggon

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE 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.

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)

T2 (Access of Development)

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)

CONSULTATIONS

Highways: No objections.

HER: Common Farm is within the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan policy LC14) I do not consider that this proposal would adversely affect the character of the landscape heritage asset or its setting. No objection.

PARISH COUNCIL

No response.

PUBLICITY

A site notice and press notice have been posted. No letters of representation have been received.

ASSESSMENT

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

The proposal

The proposal involves various extensions added to the detached dwelling to the north, south and east elevations. The proposed extensions will effectively double the size in terms of volume of the existing dwelling located on the site and will create a more functional dwelling in terms of the accommodation provided. The existing layout is compromised by an extensive landing and hallway area and small rooms connected to other rooms. The ridge height of the existing dwelling will not be increased. Much of the proposed extensions would be regarded as “permitted development”. The existing dwelling is of a fairly mundane design and is pebble dashed. The proposed extensions and dwelling will be designed with render and brickwork with detailing on the elevations to be more in character with the rural area.

The site

The site is located within the open countryside and within an Area of Special Historic Landscape Interest (LC14). The site is a narrow detached dwelling surrounded by some outbuildings. The site is located within a very substantial plot. The site is accessed off a long track leading from the A161. The site is a very isolated location and is a considerable distance from the nearest neighbour (over 800m away to the east). The site is surrounded by hedging and planting and trees and is not readily visible on the landscape or from the A161. The site is located in Flood Zone 2/3a (fluvial) and is at high risk of flooding. However, as the proposal is for extensions no Flood Risk Assessment is required.

Impact on the open countryside

The site, due to its isolated location and substantial hedge and tree screening, is not readily visible in the open countryside. The proposed extensions will double the size of the existing dwelling which is contrary to policies RD10 and RD2 of the North Lincolnshire Local Plan. However, the dwelling is located on a very substantial plot. Many of the proposed extensions could actually be erected under “permitted development rights”. The proposed extensions are a substantial improvement on the existing dwelling which is a mundane design. The proposed extensions will add interest to the building and create a more rural cottage style building. No demonstrable harm will be caused to the open countryside by this proposal. The proposal therefore accords with policies RD2 and RD10 of the North Lincolnshire Local Plan.

Impact on the Area of Historic Landscape (LC14)

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 policy LC14 of the North Lincolnshire Local Plan applies. It is important that the design and building materials of the extension are appropriate to the area, otherwise the development will adversely affect the character of the historic landscape and its setting contrary to policy LC14 of the North Lincolnshire Local Plan. The extensions will double the volume of the dwelling, but in design terms, a better design will be achieved and the ridge height of the dwelling will remain as it is at present. The dwelling will be increased to the north, south and east, but due to the significant tree/hedge screening around the site and isolated location, no adverse impact will be caused to the character and setting of the historic landscape. The proposal therefore

accords with policy LC14 of the North Lincolnshire Local Plan and policy CS6 of the Core Strategy.

Impact on the dwelling

In terms of the impact on the dwelling, obviously a larger, more prominent dwelling will be created. However, the dwelling will only be increased on the north, south and east sides, with its overall height not being increased. A better, more functional designed building will be created on the site which will be an improvement on the existing situation in visual terms. The proposal therefore accords with design guidance in the NPPF, policies CS1, CS2, CS3 and CS5 of the Core Strategy and policies DS1, RD2 and RD10 of the North Lincolnshire Local Plan.

Impact on the highway

The existing access from the A161 will also be utilised to serve the development. Highways have raised no objection to the proposal. The proposal is therefore considered to be acceptable in highway terms and accords with policies DS1 and T2 of the North Lincolnshire Local Plan.

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.

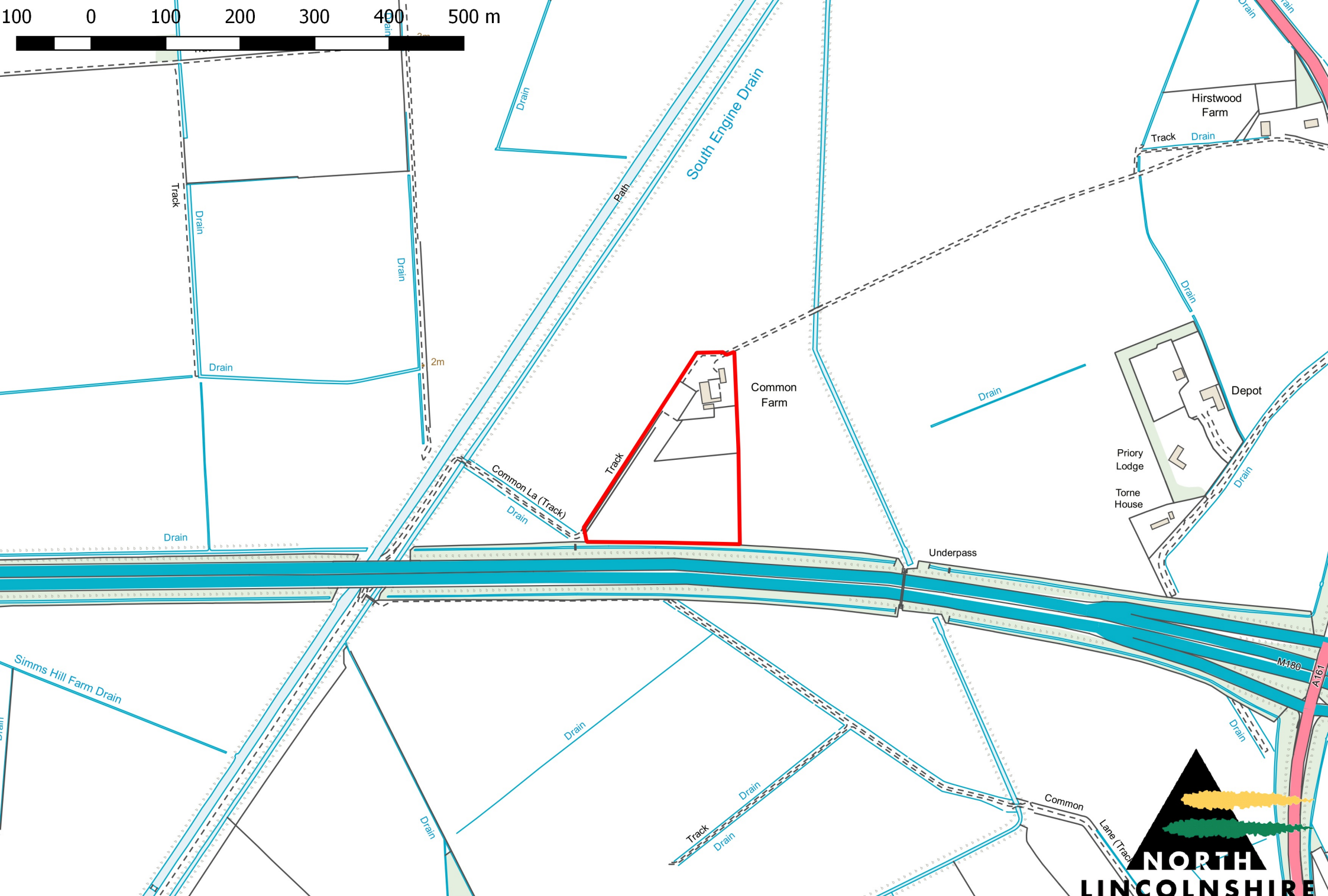
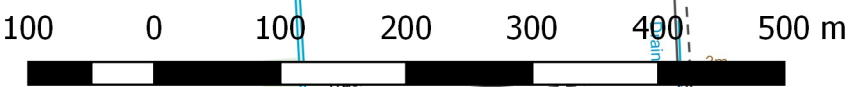
The development hereby permitted shall be carried out in accordance with the following approved plans: 1 of 8, 2 of 8, 3 of 8, 4 of 8, 5 of 8, 6 of 8, 7 of 8 and 8 of 8.

Reason

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

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.



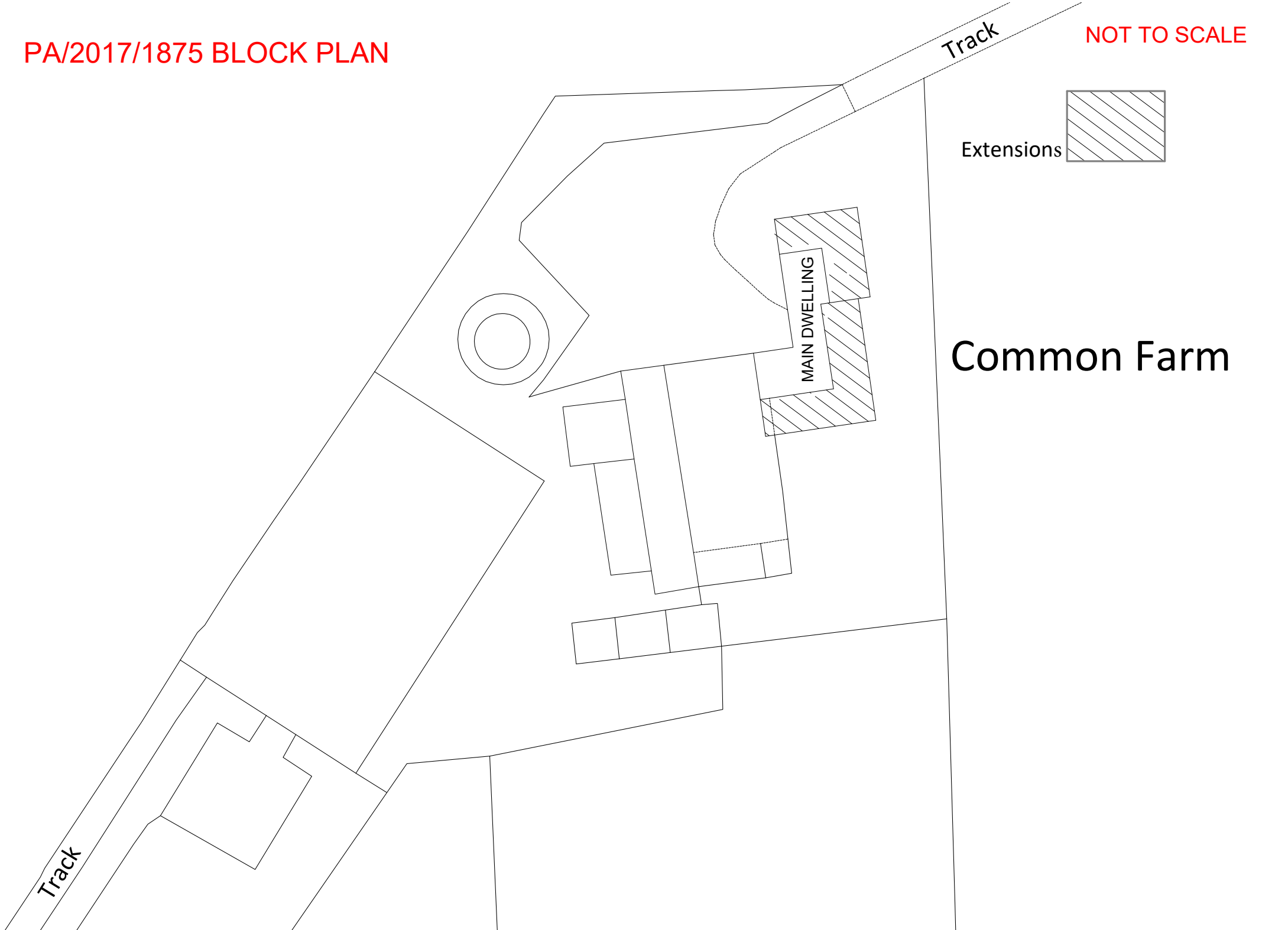
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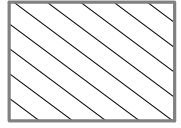


PA/2017/1875 BLOCK PLAN

NOT TO SCALE



Extensions



MAIN DWELLING

Common Farm

Track

Track