

APPLICATION NO	PA/2018/722
APPLICANT	Mr Steve Burdett
DEVELOPMENT	Outline planning permission to erect one detached dwelling and detached garage with access not reserved for subsequent approval
LOCATION	Land adjacent 48 Outgate, Ealand, DN17 4JD
PARISH	Crowle
WARD	Axholme North
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Third party request to address the committee

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, LC14, T1, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS6, CS7 and CS8 apply.

CONSULTATIONS

Highways: Following receipt of additional information and an amended plan, recommend two conditions and an informative relating to works within the highway.

Environment Agency: No objection. Advises that the development will only meet the requirements of the NPPF if the measures set out in the submitted flood risk assessment are secured by a planning condition. Therefore advise a condition requiring the development to be undertaken in accordance with the flood risk assessment, including finished floor levels set no lower than 4.4 metres AOD.

LLFA Drainage: No objection, but advise that Severn Trent should be consulted with respect to foul drainage proposals for the site.

TOWN COUNCIL

No objection.

PUBLICITY

A site notice has been displayed. Two letters of objection have been received raising the following issues:

- The proposal would add to surface water and foul drainage issues in Ealand.
- The driveway is left clear to enable further development in the future.
- The current drainage system is not capable of accommodating additional dwellings.
- There have been instances of foul drainage overflow in the village.
- Outline planning permission exists for three dwellings on the land.
- Severn Trent Water should be consulted.
- The application is contrary to policies DS14 of the North Lincolnshire Local Plan and CS19 of the Core Strategy.

ASSESSMENT

The application site is a vacant piece of land located within the defined settlement boundary for Ealand, within flood zone 2/3a. It is bordered by residential properties to both sides and a new detached house with garage has recently been constructed on the adjacent plot to the west. Outline planning permission is being sought to erect a detached house and garage with means of access not reserved for subsequent consideration.

The main issues in the determination of this planning application are the principle of development, flood risk and impact on residential amenity.

Principle

This proposal is to erect a detached dwelling on land which forms garden to the side of the host property. The site is located within the settlement boundary for Ealand and the area is residential in nature; there is, therefore, a presumption in favour of development for the erection of a new dwelling. The dwelling is proposed to be located within Ealand; policy CS2 (Delivering More Sustainable Development) of the adopted Core Strategy states that small-scale development should be focused within the defined development limits of rural settlements to meet identified local needs. The site is considered to be a suitable infill plot

within the defined settlement boundary for Ealand (rural settlement) and represents a sustainable location for residential development in terms of policies CS1, CS2 and CS7 of the Core Strategy, policy H5 of the North Lincolnshire Local Plan and paragraphs 14 and 49 of the National Planning Policy Framework.

Flood risk

The site is located within Flood Zone 2/3a of the North Lincolnshire Strategic Flood Risk Assessment. As the proposal is for 'more vulnerable' development, there is a requirement for the sequential and exceptions tests to be applied and passed for the proposed dwelling. A flood risk assessment (FRA) has been submitted with the planning application, which contains an assessment of the exceptions test. It is worth noting that the Environment Agency has already considered the contents of the Flood Risk Assessment and advised a condition that the development take place in accordance with the mitigation measures set out therein; the finished floor levels for the dwelling are to be set 30 centimetres above that level at 4.4 metres AOD.

The proposed development needs to be assessed against the sequential and exceptions tests. Whilst no information has been submitted within the flood risk assessment to investigate the availability of sites within the defined settlement boundary for both Crowle and Ealand (Crowle parish), an online check shows that there are two sites available within Crowle that could accommodate the level of development being proposed; however, they are located at the same level of flood risk. There are no sites within Ealand which are at a lower risk of flooding. It is considered that the sequential test is passed in this case.

The exceptions test then needs to be applied. The applicant has provided additional information in support of the planning application; this is contained within the FRA. This supporting information sets out how the development is considered to be sustainable in terms of proximity to local services and transport routes. In terms of community benefits, the supporting statement highlights the fact that the construction of the dwelling will create jobs for local tradesmen and will support local services, and all materials will be sourced locally. In order to pass the exceptions test a development must meet the following criteria.

Essentially, the two parts to the test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

It is considered that the FRA satisfactorily demonstrates that the development will be safe without increasing flood risk elsewhere. In addition, it is considered that sufficient justification has been submitted with the application to demonstrate that the proposal will deliver sustainable development in this part of Ealand and will be of wider community benefit, in that it will support existing services within the defined market town of Crowle. The proposal is therefore considered to provide wider sustainability benefits which outweigh flood risk. Subsequently the exception test is passed in this case and the proposal is considered to comply with policies DS16 of the North Lincolnshire Local Plan, CS19 of the Core Strategy or the National Planning Policy Framework in terms of flood risk.

The planning application form states that surface water drainage will be disposed of via soakaways. Given that this is an area where surface water drainage matters are known to exist and that soakaways may not be a suitable means of surface water disposal then it is

considered prudent to recommend a condition that the method of surface water disposal is submitted for consideration. In addition, this is an area where there is a known issue with misconnections of drainage systems into the foul sewer (which is foul only and not a combined foul and surface water sewer); it is therefore considered prudent to recommend a condition that no surface water is disposed of via the foul sewer at any time. No consultation response has been received from Severn Trent Water in respect of foul drainage proposals for the dwelling; however, given the concern raised by the two objectors, together with the consultation response from LLFA Drainage, it is considered prudent to recommend a condition that details of the method of foul drainage disposal are submitted for consideration.

Residential amenity

The proposal is seeking outline planning permission with means of access to be considered and all other matters reserved for subsequent consideration (through the submission of a reserved matters planning application). Matters relating to the position and heights of windows, orientation of the dwelling and scale of the dwelling would be considered at reserved matters stage; the potential loss of residential amenity arising from this subsequent planning application would be assessed at that stage of the planning process. Notwithstanding this, an indicative plan has been submitted with the planning application, this shows that there will be sufficient land to serve as private amenity space for the host and proposed property.

Highway safety

There is sufficient land to the front of the proposed dwelling to provide a minimum of two off-street parking spaces, together with a turning space and a driveway to serve the host property. Highways have considered the proposals (by way of an amended plan) and raise no objections on highway and pedestrian safety grounds.

Conclusion

It is considered that the proposed development accords with the relevant policies of the adopted development plan and is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.
Approval of the details of the layout, scale, and appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.
Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale, and appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: 1025 1 of 1 dated 11 June 2018.

Reason

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

6.

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.

7.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

8.

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.

9.

At no time shall surface water be discharged into the foul sewer.

Reason

To define the terms of the permission and to ensure that the site is safe from flooding without increasing flood risk elsewhere.

10.

The development shall be carried out in accordance with the approved Flood Risk Assessment by Howard J Wroot, dated 12 April 2018, in particular finished floor levels being set no lower than 4.4 metres AOD.

Reason

To reduce the potential impact of flooding in accordance with policies DS16 of the North Lincolnshire Local Plan and CS19 of the North Lincolnshire Core Strategy.

11.

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.

12.

The parking and turning facilities shall be constructed in accordance with the submitted details shown on drawing 1025 1 of 1 dated 11th June 2018 and once provided shall thereafter be retained.

Reason

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

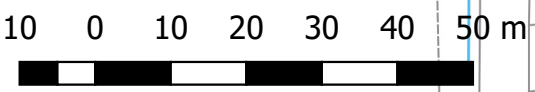
Informative 1

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.



Beaucarrs Farm

Ruin

OUTGATE

Grove House

Outgate Farm

Field House Farm

3.2m

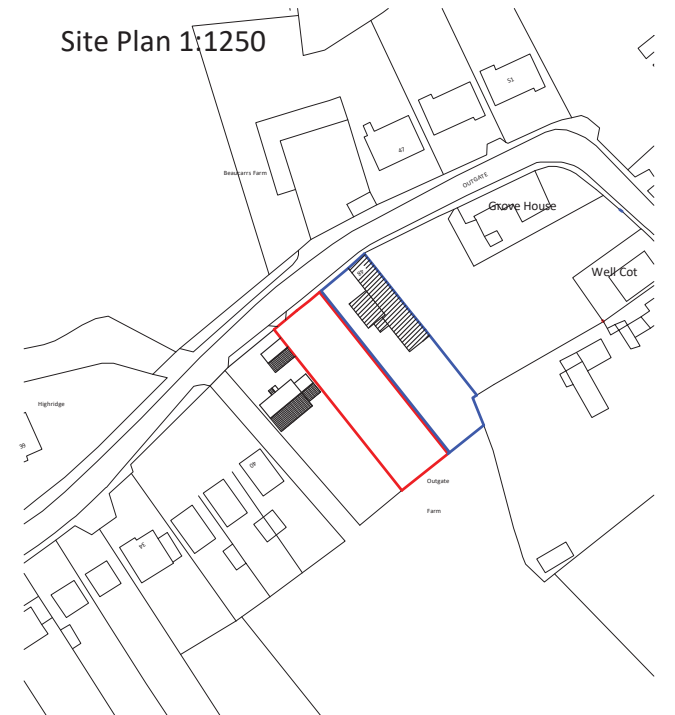
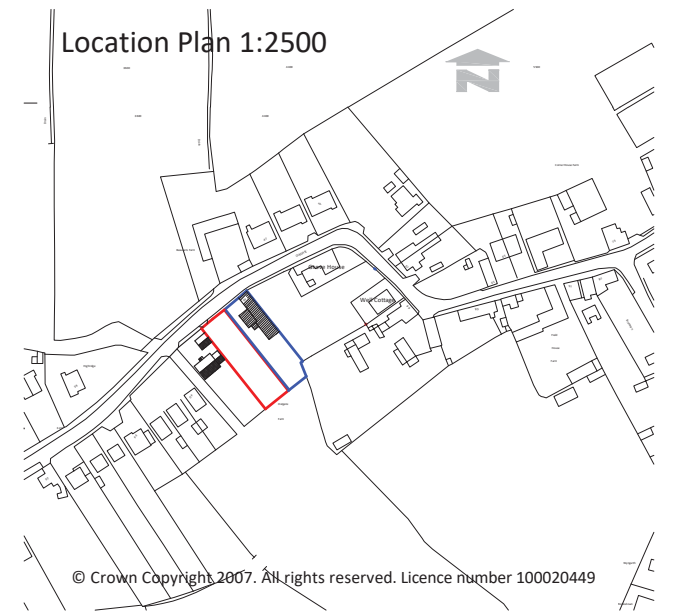
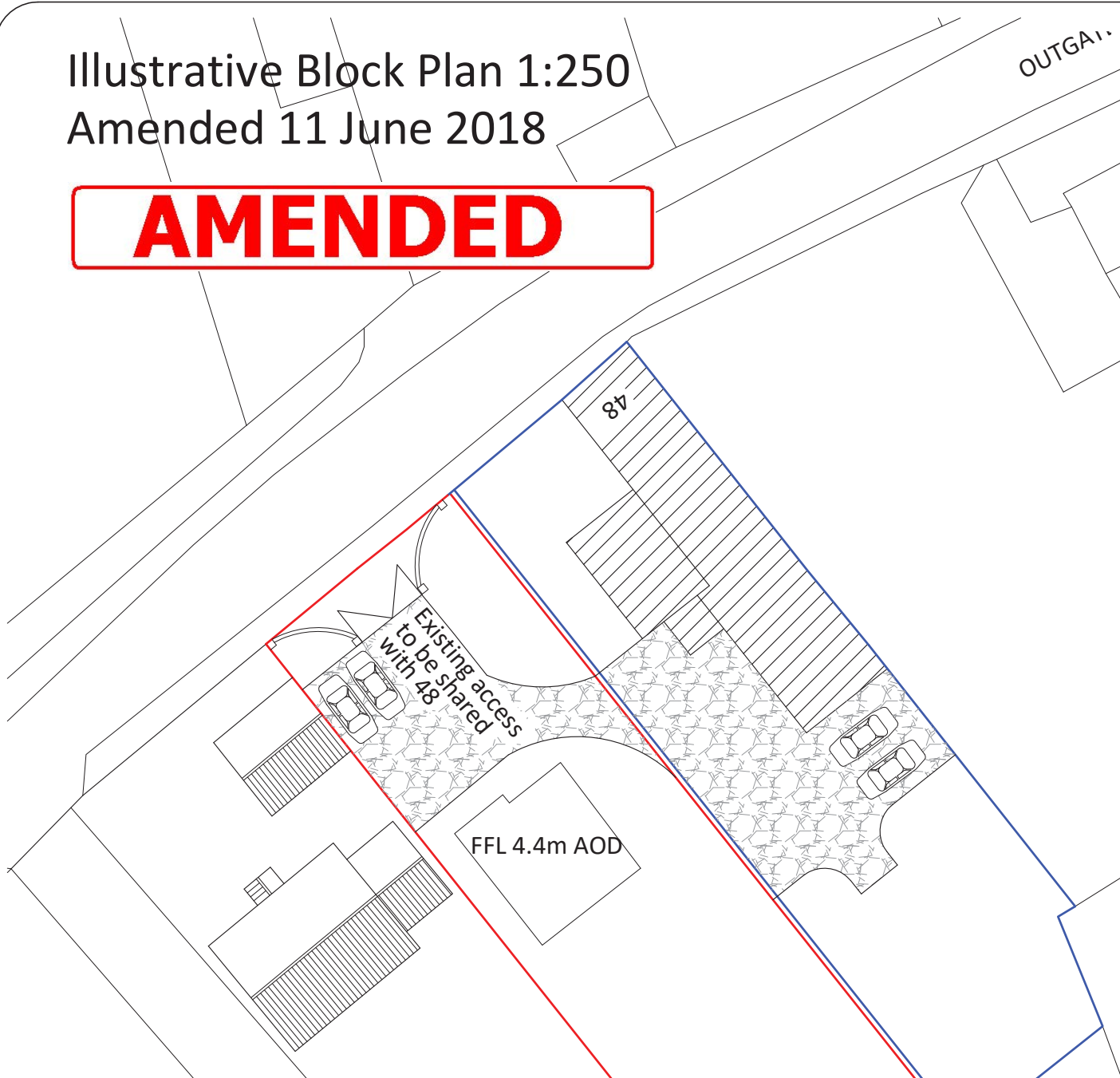
PA/2018/722



PA/2018/722 Site, location and block plans (not to scale)

Illustrative Block Plan 1:250
Amended 11 June 2018

AMENDED



Howard J Wroot BSc MRICS
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Client	Mr Steve Burdett		
Date	11/4/18	Dwg No	1 of 1
Scale	As noted	Ref No	1025

Proposal	Outline Planning Permission for 1 building plot adj 48 Outgate, Ealand, DN17 4JD
Drawing	Location Block and Site Plans

