

APPLICATION NO	PA/2018/1327
APPLICANT	Mrs Gill Foley
DEVELOPMENT	Outline planning permission to erect a detached chalet bungalow with appearance, landscaping, layout and scale reserved for subsequent approval
LOCATION	Land adjacent to 20 Vinehall Road, Haxey, DN9 2HU
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Tanya Coggon
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 11 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 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 63 states that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

Paragraph 70 states that plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Paragraphs 124–132 state 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.

North Lincolnshire Local Plan:

H5 (New Housing Development)

H8 (Housing Design and Mix)

T2 (Access to Development)

DS1 (General Requirements)

DS7 (Contamination)

North Lincolnshire Core Strategy:

CS1 (Spatial Strategy for North Lincolnshire)

CS2 (Delivering More Sustainable Development)

CS3 (Development Limits)

CS5 (Delivering Quality Design in North Lincolnshire)

CS7 (Overall Housing Provision)

CS8 (Spatial Distribution of Housing Sites)

CONSULTATIONS

Highways: No objection subject to conditions.

Environmental Health: A contamination survey is required.

PARISH COUNCIL

[Summarised] Object. Overall there are some valid points to this application, however we are concerned, as it is an outline application, the proposed building may impact on the privacy of the adjoining property. The parking is shown wholly on the drive and while it can accommodate 2 cars, there is no turning space and we believe this will lead to on road parking for convenience. The road itself is a one-way system and forms part of a bus route with bus stop/shelter and should be regarded as a material consideration. This could be overcome by siting the dwelling further back and close to the boundary of no. 20, and incorporate a shared drive between the boundaries with turning points for both drives. The proposed site is wholly garden, has not been previously developed and is not brownfield and we contend NPPF 48 is clear gardens should not be included as windfall sites and that CS8 and its application relates to previously developed land. Haxey is on the settlement hierarchy, is currently ranked 9 and is a minimum growth settlement. It is not social or affordable housing and no evidence is given for the type of housing. No evidence of need. The application fails the sustainability test. It does not fulfil a social role and will place further pressure on limited resources and infrastructure. Economic role – not the right place. In terms of the NPPF the development should be restricted. Contrary to paragraph

48. Contrary to CS1. The parish council has considered the NPPF, development of gardens, no housing need for the type proposed, loss of privacy and light, and off road parking arrangements.

PUBLICITY

Advertised by site notice. No comments received.

ASSESSMENT

The proposal is an outline application for a chalet bungalow with appearance, landscaping, layout and scale reserved for subsequent approval. Only the access arrangements are to be determined at outline stage. The application site is located within the development boundary of Haxey which is identified as a rural settlement in the Core Strategy. The site is the garden of 20 Vinehall Road. A large garage is located on the site which will be removed to facilitate the development. The site is located in Flood Zone 1 and is therefore at low risk of flooding. The site is surrounded by residential properties on all sides. The access is located from Vinehall Road and an existing separate access, also located on Vinehall Road, will serve 20 Vinehall Road.

The main issues in the determination of this application are whether the principle of the development is acceptable in planning policy terms, and if so, whether the impact on the highway, the design and siting of the proposed development, the impact on the amenity of the locality and the impact on the amenity of neighbours are also acceptable. Each issue will be discussed in this report.

The principle of the development

In this particular case the site is located within the development boundary of Haxey where, in principle, in terms of policies CS1, CS2, CS3, CS7 and CS8 of the Core Strategy, residential development is considered to be acceptable. Haxey is a rural settlement in which new residential development should create opportunities for small-scale infill development that maintains the vitality of the settlement and meets identified needs without increasing the need to travel. Haxey is quite a sustainable settlement as it comprises a number of services and facilities such as shops, including a supermarket, public houses, hotels, community halls, a church, school and nursery, for example, and some employment opportunities. The site is within walking distance of the above-mentioned facilities and within walking distance of bus stops providing public transport to Scunthorpe and Doncaster, and a more limited service to Gainsborough. The proposal therefore accords with policies CS1, CS2, CS3, CS7 and CS8 of the Core Strategy.

In terms of the National Planning Policy Framework (NPPF), since the parish council commented on the proposal a new NPPF has been issued. The new NPPF continues to support development located in sustainable locations. The council does not currently have a 5 year land supply and the proposal will contribute to the council's supply of housing. As the proposal is only for 1 dwelling, there is no requirement for this dwelling to be an affordable dwelling. The site is regarded as a windfall site as it has not been allocated for residential development in the HELAP. The site is also regarded as a greenfield site. The NPPF does not specifically restrict the use of gardens for residential development. The proposal therefore accords with the principles of sustainable development as set out within the policies of the local plan, Core Strategy and NPPF on delivering residential development in appropriate locations.

Impact on the highway

In highway terms, no objections have been received from Highways, subject to conditions which will be imposed on this planning permission. The comments made by the parish council are noted, but planning conditions can be used to ensure acceptable parking and turning is provided on the site. The proposal therefore accords with policies T2 and DS1 of the North Lincolnshire Local Plan.

Impact on the amenity of the locality

In terms of impact on the amenity of the locality, the proposed dwelling will be visible in the street scene. The size of the site is such that a dwelling could be located on the site without forming a cramped appearance in the street scene and with adequate amenity space provided on the site to serve the proposed dwelling. A planning condition will be used to ensure that only a chalet bungalow is provided on the site in order to reduce its impact in the street scene and on the adjacent residential properties. The reserved matters application will ensure a dwelling of suitable size and design is provided on the site. The existing site (20 Vinehall Road), which will be subdivided, will still have adequate amenity space to serve this property. The proposal will therefore not result in demonstrable harm being caused to the amenity of the locality. The proposal therefore accords with the NPPF, policies CS1, CS2, CS3 and CS5 of the Core Strategy and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

Impact on neighbours

In terms of neighbours, the adjoining property to the west is a bungalow. This property has some habitable windows located in the east elevation at ground floor level, some of which are located adjacent to the existing large garage on the site. It is considered that acceptable boundary treatment and a well-positioned and well-designed dwelling on the site would not result in loss of privacy or any significant loss of light to this property. This issue will be assessed through the reserved matters application. A planning condition will be used to restrict the dwelling to a chalet bungalow in order to reduce the impact on this adjoining bungalow. In terms of 20 and 18 Vinehall Road, these properties are two-storey dwellings. Again, acceptable boundary treatment and a well-positioned and good designed chalet bungalow on the site would not result in loss of privacy or any significant loss of light to this property. The proposal therefore accords with the NPPF, policies CS1, CS2, CS3 and CS5 of the Core Strategy and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

Contamination

The comments made by Environmental Health are noted. However, as the site is garden land it is not considered that the full contamination condition is required in this case.

RECOMMENDATION Grant permission subject to the following conditions:

1.

Approval of the details of the layout, scale, 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: 1 of 1.

Reason

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

6.

The dwelling hereby permitted shall be a chalet bungalow design.

Reason

To ensure the proposed dwelling will be in character with the amenity of the locality and to protect the amenity of adjoining dwellings in accordance with policy CS5 of the Core Strategy and policies H5 and DS1 of the North Lincolnshire Local Plan.

7.

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.

8.

No development shall take place until details of:

- (i) the location and layout of the vehicular access; and
- (ii) the number, location and layout of the vehicle parking space(s) within the curtilage of the site;

have been submitted to and approved in writing by the local planning authority.

Reason

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

9.

Adequate vehicle access and parking facilities serving the existing dwelling shall be retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

10.

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.

11.

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.

12.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

13.

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

Reason

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

14.

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.

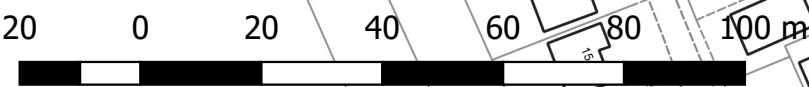
Informative 1

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 paragraph 38 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.



PA/2018/1327

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PA/2018/1327 Proposed site and block plan (not to scale)

Block Plan 1:250

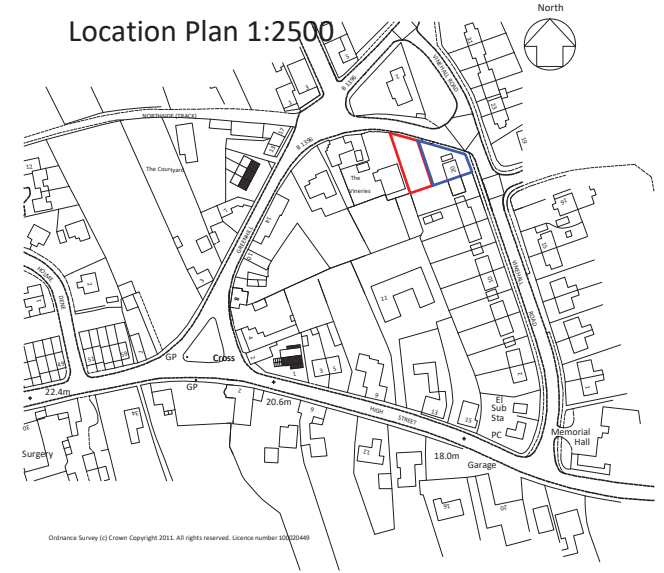
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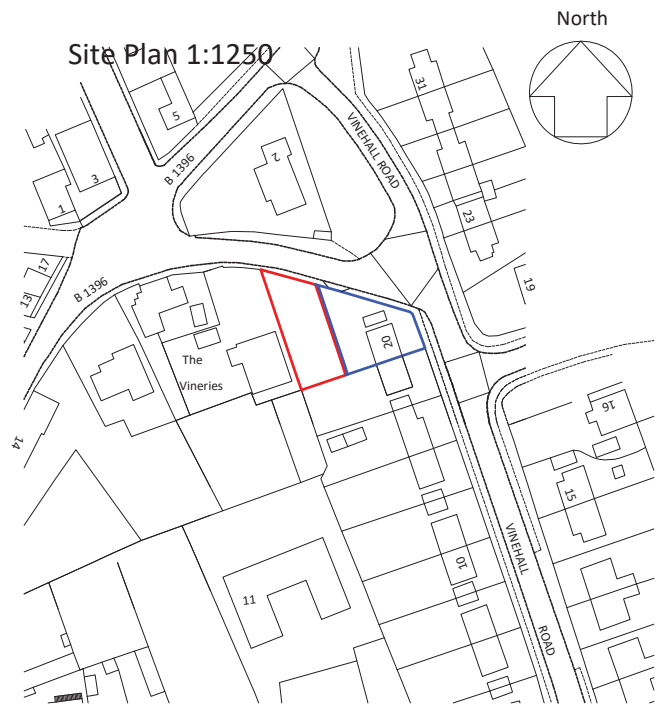
Illustrative Layout



Location Plan 1:2500



Site Plan 1:1250



Howard J Wroot BSc MRICS
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Client	Gill Foley		
Date	9/7/18	Dwg No	1 of 1
Scale	As noted	Ref No	1029

Proposal	Erection of one detached chalet bungalow
Drawing	20 Vinehall Road, Haxey, DN9 2HU Location Block and Site Plans

