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| APPLICATION NO | PA/2018/1412 |
| APPLICANT | Mr Patrick Hall |
| DEVELOPMENT | Application for approval of reserved matters relating to the erection of a detached dwelling |
| LOCATION | Land adjacent to The Chapel, Normanby Road, Thealby, DN15 9AD |
| PARISH | Burton upon Stather |
| WARD | Burton upon Stather and Winterton |
| CASE OFFICER | Emma Carrington |
| SUMMARY RECOMMENDATION | Grant approval subject to conditions |
| REASONS FOR REFERENCE TO COMMITTEE | Member 'call in' (Cllr Elaine Marper – significant public interest) |

POLICIES

National Planning Policy Framework: 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.

Section 5, paragraphs 59–79 relate to delivering a sufficient supply of homes and state that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 77 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.

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:

Policy DS1 – General Requirements

Policy H8 – Housing Design and Housing Mix

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy HE9 – Archaeological Evaluation

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy DS5 – Delivering Quality Design in North Lincolnshire

Policy CS6 – Historic Environment

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

CONSULTATIONS

Highways: No formal comments received, but the outline permission contains all the relevant conditions appropriate to this development.

PARISH COUNCIL

No objections.

PUBLICITY

A site notice has been displayed and three letters have been received raising the following objections:

- Although an improvement on the original, it doesn't address the original complaints – large house on a small plot that creates overlooking and blocks views of the historic chapel.
- On-site parking is provided but there is no guarantee that it will be used – cars will park on the street adding to existing congestion in this area of the village.
- There is no guarantee that retrospective planning permission won't be submitted for a three-storey dwelling.
- The height of the dwelling is unsuitable for the village.
- Access is on a dangerous bend and current on-street parking will make it worse.
- A single-storey property would be more in keeping and appropriate for the area.
- The development will block light to windows in neighbouring properties creating overshadowing and is too close to the boundaries. Habitable rooms will be overlooked.
- The footprint of the house will be outside the village settlement boundary.

ASSESSMENT

Outline planning permission was approved on 12 June 2017 to erect a detached dwelling with access only to be considered. The application is subject to conditions relating to access, drainage, contaminated land, the position of the building being located within the settlement limit and the removal of permitted development rights for the erection of outbuildings in the garden. The current application seeks approval for the matters reserved, which were appearance, landscaping, layout and scale. As a reserved matters application, the conditions on the outline permission also apply to this application and need not be repeated.

The main issues in the determination of this application are whether the site can be developed without having an adverse impact on the amenities of surrounding residents, whether the proposal has an adverse impact on highway safety and provides sufficient parking/access and whether the proposal has an impact the character of the area.

The design of the proposed dwelling is considered to be appropriate in this location, which includes a mix of house types and designs, including dormer bungalows, two-storey terrace properties, bungalows (some of which are flat-roofed) and more traditional styled detached cottages, with no particular style or character being dominant. A mix of materials is also evident, with brick and tile, stone and render in the vicinity of the application site. The proposed dwelling is modest in appearance, with simple, balanced fenestration on the front elevation. The footprint of the property is L-shaped and is considered to be wholly within the village settlement boundary, which is in accordance with the terms of the approved outline. A neighbour has commented that the building is not contained within the settlement boundary but, when compared with the existing buildings already close to the application site, it is clear that the building is located within the defined settlement limit, with a small section of the garden outside, in accordance with the requirements of condition 13 of the outline permission.

The access to the site is onto Normanby Road, which has already been approved as part of the outline application, subject to conditions. Neighbours have raised concerns about the access and parking arrangements but these details have already been considered at outline stage and approved. They are not for consideration at this stage.

Concern has also been expressed that the development will create overlooking and loss of light due to overshadowing; however, although the dwelling is located close to the boundaries within the plot, the surrounding properties are a sufficient distance away to avoid the issue of overlooking, and the new windows have been positioned to avoid any direct overlooking. Concern has also been expressed about the height of the property, being approximately 8.2 metres, and that the proposal is over-development. However, 8.2 metres is a traditional height for a two-storey dwelling, and it drops down to 7.2 metres at the rear. Sufficient garden, parking and access are provided within the application site and, from a planning point of view, the proposal is not considered to be an over-development of the site. Comments have also been received about the dwelling blocking views of the original chapel building, which is now a dwelling. However, in planning terms, the right to a view is not a material planning consideration, and would be particularly sensitive in this case, as the view is now over a private residential dwelling.

It is considered, therefore, that the details submitted for reserved matters approval are acceptable, and the development accords with the terms of the extant outline permission, policies in the adopted local plan and core strategy, and guidance in the NPPF.

RECOMMENDATION: Grant approval subject to the following conditions:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: PH/18/01, PH/18/02, PH/18/02A, PH/18/03 and PH/18/04.

Reason

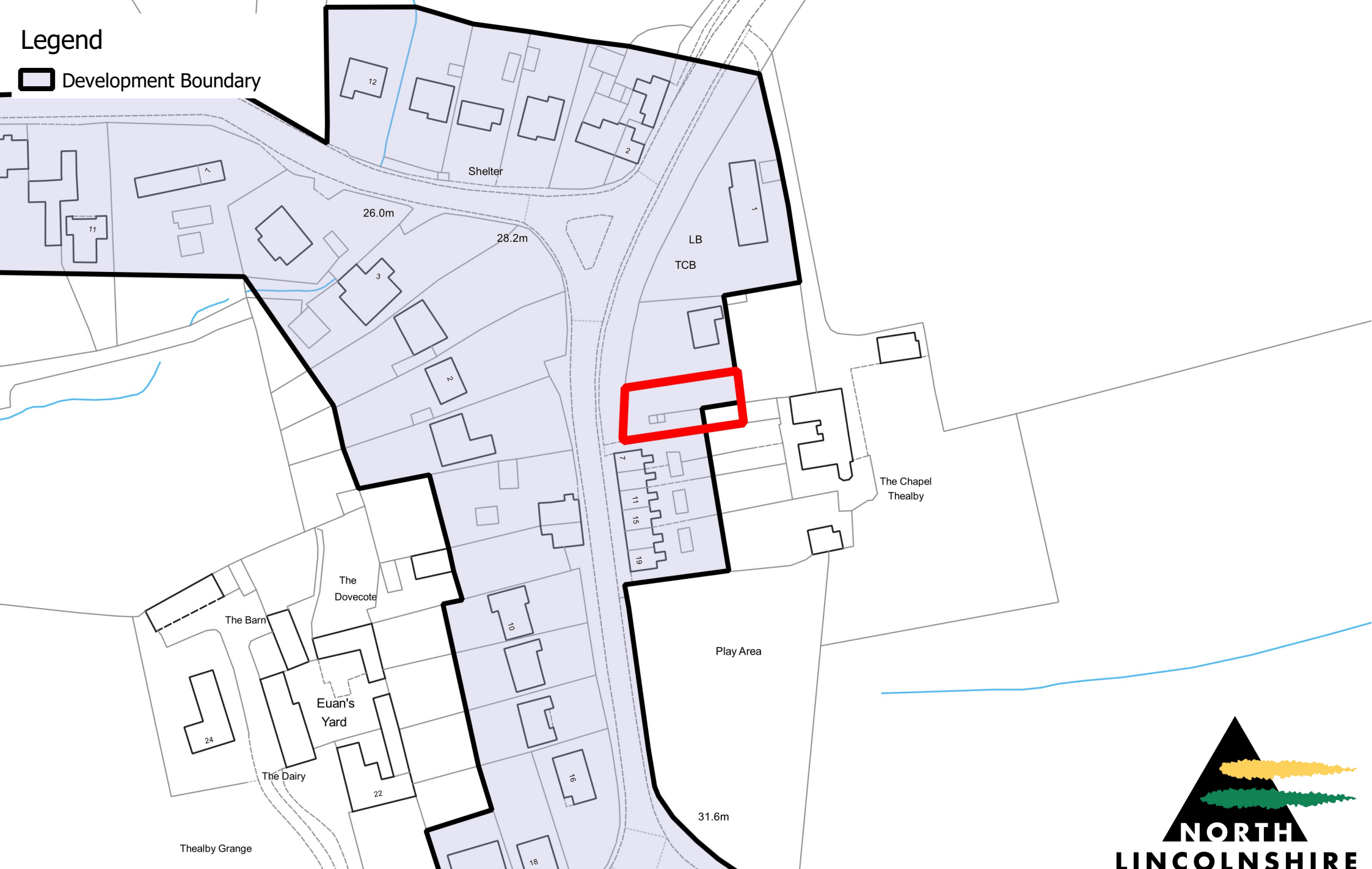
For the avoidance of doubt and in the interests of proper planning.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in 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.



Legend
Development Boundary



PA/2018/1412

