

APPLICATION NO PA/2017/1765

APPLICANT Mr Ian Ball

DEVELOPMENT Planning permission to erect two detached houses with detached garages

LOCATION Land to the rear of 30 Doncaster Road, Westwoodside, Haxey, DN9 2EA

PARISH Haxey

WARD Axholme South

CASE OFFICER Andrew Willerton

SUMMARY Grant permission subject to conditions
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework (2018):

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

Policy H8 – Housing Design and Housing Mix

Policy T2 – Access to Development

Policy T19 – Car Parking Provision and Standards

Policy DS1 – General Requirements

Policy DS14 – Foul Sewage and Surface Water Drainage

Policy DS16 – Flood Risk

North Lincolnshire Core Strategy:

Policy CS1 – Spatial Strategy for North Lincolnshire

Policy CS2 – Delivering More Sustainable Development

Policy CS5 – Delivering Quality Design in North Lincolnshire

Policy CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

Policy CS19 – Flood Risk

Policy CS25 – Promoting Sustainable Transport

CONSULTATIONS

Highways: No objections subject to conditions.

Drainage: No objections subject to conditions.

Environmental Health: No objections subject to conditions.

Environment Agency: No objections.

PARISH COUNCIL

Object.

PUBLICITY

The application has been advertised by site notice. No comments have been received.

ASSESSMENT

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD).

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

The site falls within the settlement boundary for Westwoodside and the current development plan makes it clear that this settlement can accommodate some small-scale growth. The proposed dwellings would be within acceptable walking distance of local services and it is considered that the proposal would be broadly sustainable.

Central Government places high importance on new homes being delivered throughout the country to address the chronic shortage. The proposal would make a small, beneficial contribution in this regard.

The broad principle of development is therefore considered acceptable.

Design

Full planning permission is sought for two dwellings within the site. The submitted plans show a backland development of detached dwellings. The host property would be retained in full. Whilst backland developments cannot be supported in all instances, the surrounding area contains clear precedents and it is considered that the proposal would not be at odds with the mixed pattern of development in the locality. Suitable conditions could be used to control appropriate external materials.

It is therefore considered that the proposed scheme would not have a detrimental impact on the character of the area and accords with policies DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy, and relevant guidance contained within the NPPF.

Highways

The site is located in close proximity to the existing settlement boundaries and benefits from good access to public transport links and local services. It is therefore considered that the scheme would be located within a sustainable location.

The council's Highways team has offered no objections to the access, subject to conditions. Whilst it is accepted that the proposal would result in an increase in vehicular movements, it is not considered that the scale of the development would place unacceptable strain on the existing highway network.

It is therefore considered that the scheme would not have an unacceptable impact on vehicular or pedestrian safety and sufficiently accords with policy in this regard.

Flood risk/impact on drainage

The application site is located within an area known to be at risk of flooding according to current local flood risk maps. However, the whole of the settlement is within a high risk flood zone and the sequential test is therefore considered passed. The site is not within a high risk flood zone according to the Environment Agency and they have confirmed that the development would be safe. The benefits arising from the proposal in terms of housing delivery would therefore outweigh any risk from flooding. The exceptions test is therefore considered passed.

It is not envisaged that the type/scale of development would not place unacceptable strain on existing drainage infrastructure.

Land contamination

It is noted that the council's Environmental Health Officer has requested further information relating to land contamination. However, there is no evidence that the land contains contaminants and a suitably worded condition could sufficiently deal with this matter.

Impact on residential amenity

The submitted plans shows that the two new dwellings could be provided with sufficiently-sized rear garden areas. There is sufficient space to ensure that future residents would be provided with a sufficiently high standard of living environment. Similarly, sufficient external space would be retained at the existing dwelling.

The proposed dwellings have been designed to limit potential for overlooking and overshadowing and it is considered that an appropriate balance has been struck between the protection of residential amenity and the delivery of new housing.

It is therefore considered that the proposal would provide a sufficiently high standard of living environment within the site without unacceptably impacting on living conditions at any neighbouring dwelling.

The proposal is considered to accord with the relevant criteria in policies CS1, CS2 and CS5 of the Core Strategy and policies DS1, H5 and H1 of the North Lincolnshire Local Plan.

Conclusion

The proposed development would make a small yet valuable contribution towards housing provision in the locality and would result in a sustainable form of development. It is concluded that the proposal sufficiently accords with adopted planning policy and guidance. There are not considered to be any material considerations which would justify refusal of this application.

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: B/01/04/2417, B/02/04/2417, B/03/04/2417 and B04/04/2417.

Reason

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

3.

Adequate vehicle access, parking and turning 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.

4.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

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

5.

No development shall begin until details of the private driveway, including construction, drainage, lighting and where appropriate signage/street naming arrangements, have been agreed in writing with the local planning authority and no dwelling on the site shall be occupied until the private driveway has been constructed in accordance with the approved details. Once constructed the private driveway shall be retained.

Reason

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

6.

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.

7.

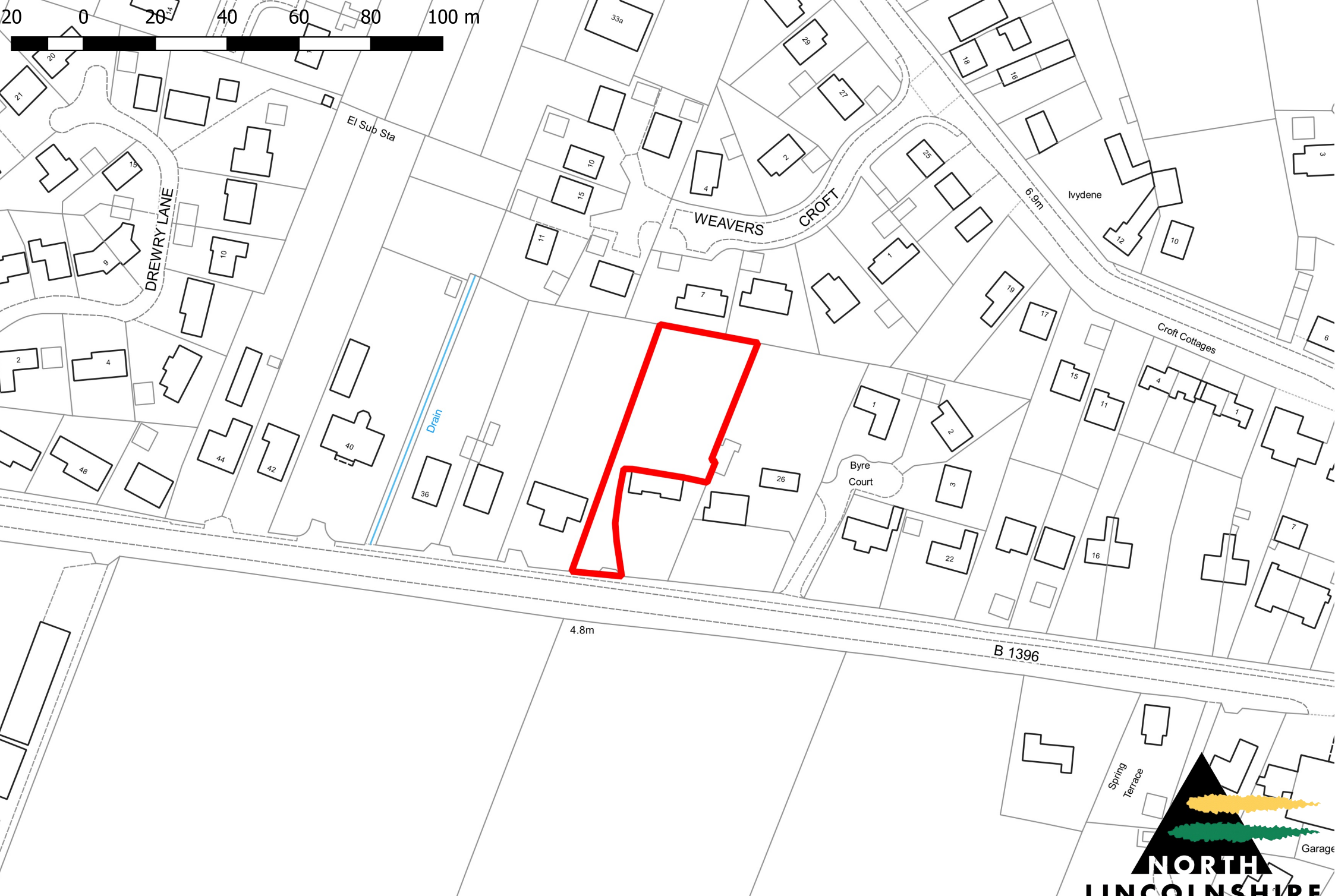
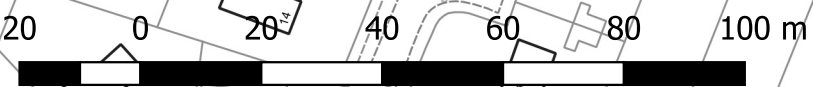
No external materials shall be applied to the buildings hereby approved until samples of such materials have been submitted to, and approved in writing by, the local planning authority. No external materials except those approved by the local planning authority shall be applied to the approved scheme unless otherwise agreed in writing.

Reason

In the interests of visual amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

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.



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