

APPLICATION NO	PA/2018/1120
APPLICANT	Mr Wayne Stead
DEVELOPMENT	Planning permission to erect a detached triple garage with loft storage above
LOCATION	Surrey Lodge Farm, Sandtoft Road, Epworth, DN9 1EW
PARISH	Epworth
WARD	Axholme Central
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Epworth Town Council

POLICIES

National Planning Policy Framework: Paragraph 124 – The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 130 – 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, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

North Lincolnshire Local Plan: DS1, RD2

North Lincolnshire Core Strategy: CS5

CONSULTATIONS

Highways: No comments or objections to make.

TOWN COUNCIL

Objects to the proposal stating that it is unnecessary development within the open countryside and that it is out of keeping by virtue of its size and scale.

PUBLICITY

The application was advertised by site notice and re-advertised by the same means to reflect the amended plans.

ASSESSMENT

Relevant planning history

PA/2016/955: Planning permission to site temporary rural worker's dwelling. Full planning permission granted with conditions on 30/09/2016.

PA/2017/1013: Planning permission to erect a farm manager's dwelling in connection with alpaca farm. Full planning permission granted with conditions on 17/01/2018.

Site characteristics

The site is located within the open countryside as identified by the Housing and Employment Land Allocations DPD 2016. The site is also within flood zone 2/3a in accordance with the North and North East Lincolnshire SFRA 2011. The site benefits from approval for a farm manager's dwelling to be used in connection with an alpaca farm (see planning history). This proposal seeks to erect a triple garage in connection with the use of the house; there is no requirement to revisit matters of principle as part of this planning application.

The main issues associated with the proposal are impact upon the character of the open countryside and on residential amenity.

Impact on the character of the open countryside

Policy RD2 of the local plan is concerned with development within the open countryside. The first part of the policy is concerned with 'in principle' matters whilst paragraph (c) of the second part states, "...the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials."

The applicant has submitted amended plans, as requested by the officer, re-orientating the garage so the side elevation faces the street scene. The request was made as the original scheme would have seen a linear wall of built form across the site; this scheme retains visual space between the garage and the dwelling. The built form of the garage is proportionate to that of the scale of the dwelling and, by virtue of its relationship to the dwelling and the separation between both, there would not be an unacceptable level of harm upon the open countryside. Furthermore, the applicant states within the application form that the proposed material would match those of the approved dwelling; these will be secured through planning condition.

It is therefore considered that the proposal would be in accordance with the aforementioned planning policy and is considered acceptable.

Amenity

Part of policy DS1 is concerned with impacts upon amenity. It states that no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

The proposed garage is located close to the boundary but, given the separation distance from neighbouring buildings, it would not have an unacceptable impact upon residential amenity by virtue of overshadowing/overbearing. The applicant proposes a first floor with rooflights in the pitched roof. Furthermore, it is considered that the level of visual intrusion into neighbouring land/properties would not be unacceptable. The proposal is ancillary to the adjacent dwelling and a condition can be imposed reinforcing this.

It is therefore considered that the proposal, whilst prominent along the boundary, would not create a level of harm that would warrant refusal. It is therefore considered that the proposal would align with the aforementioned policy and is considered acceptable.

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: Block Plan 1831 PW 005 Rev A; Elevations 1831 PW 004.

Reason

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

3.

The garage hereby approved shall be ancillary to the farm manager's dwelling and at no time shall form a separate unit of living accommodation.

Reason

To protect both the open countryside and residential amenity in accordance with planning policies DS1 and RD2 of the North Lincolnshire Local Plan.

4.

The external materials of the garage shall match those agreed for the dwelling unless otherwise agreed in writing with the local planning authority.

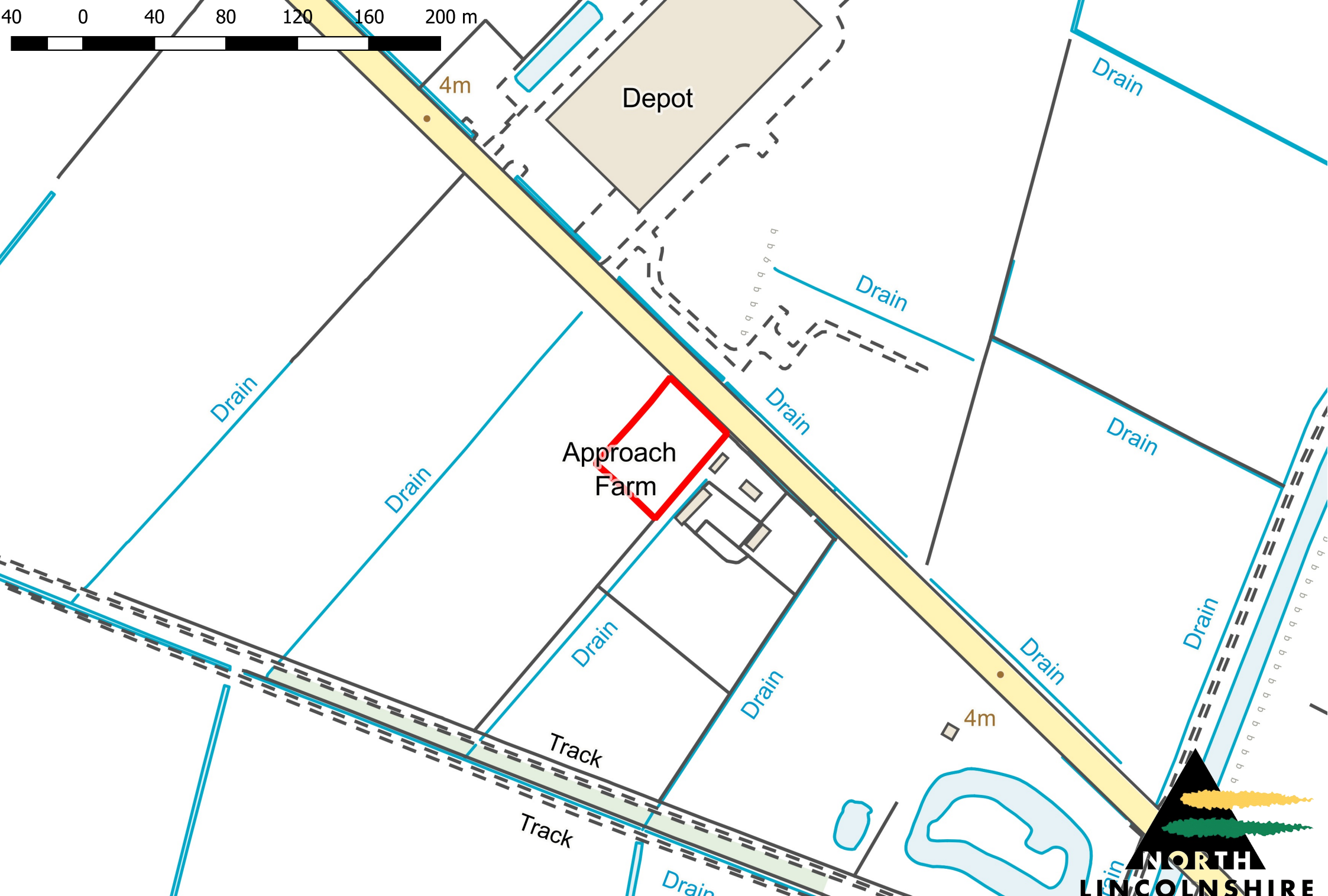
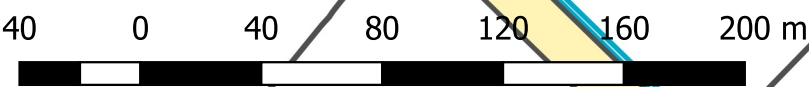
Reason

To protect character in accordance with policy RD2 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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