

APPLICATION NO	PA/2018/1774
APPLICANT	Mr & Mrs J Colby
DEVELOPMENT	Planning permission to erect a detached bungalow with attached garage
LOCATION	Adjacent to 7 Burton Road, Flixborough, DN15 8RW
PARISH	Flixborough
WARD	Burton upon Stather and Winterton
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr Ralph Ogg – concerns regarding highway safety) Objection by Flixborough Parish Council

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 states 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 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 CS7 – Overall Housing Provision

Policy CS8 – Spatial Distribution of Housing Sites

CONSULTATIONS

Highways: No objections subject to conditions and an informative.

PARISH COUNCIL

Strongly object to the application based on the significant public objection and the highway issues. There is concern that the new dwelling will create a hazard for traffic turning left from Cross Lane onto Burton Road.

PUBLICITY

A site notice has been displayed and objections have been received from six properties raising the following issues:

- Burton Road is too narrow for passing vehicles and a new access would increase obstructions
- loss of light and privacy to property opposite the site (26 Burton Road)
- the applicant owns other vacant properties; why is there a need for this one?
- the site is on a dangerous blind corner
- the sewage system has never been upgraded
- visibility is poor.

ASSESSMENT

Planning permission is sought to erect a detached bungalow with garage in the garden of 3 Cross Street, Flixborough. The site is within the settlement boundary for the village, and is on a corner plot where Cross Street meets Burton Road. Vehicular access is proposed onto Burton Road. The site is approximately 38 metres wide and 19 metres deep where the bungalow is proposed to be sited, tapering down to 13 metres deep nearer the corner with Cross Street.

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 and whether the proposal has an adverse impact on highway safety.

The site is located within the settlement boundary for Flixborough, therefore the principle of developing this site for residential purposes is acceptable in planning policy terms. The site is currently used as garden for 3 Cross Street, and is currently laid to lawn and soil. The existing boundary fence between the plot and 7 Burton Road will be retained in its current form, with a new 2.1 metre high boundary fence on the southern boundary, lowering to 0.9 metres to the front of the plot nearer Cross Street.

The design of the proposed bungalow is considered to be acceptable, and reflects the design of surrounding dwellings which are also single-storey, of varying ages and designs. The plot is considered large enough to accommodate the proposed dwelling and provide amenity space, parking, turning and access facilities. No overlooking or overshadowing will be created as the property is single-storey, and is set away from the habitable rooms of neighbouring properties. However, one neighbour across the road has commented that being on the south side, loss of privacy and light will occur. But, due to the separation distances involved, and the fact that there is a public highway and footway in between, it is considered that this will not be the case and no loss of amenity will occur.

Concerns have also been raised about highway safety by neighbours and the parish council. However, the highways department has raised no objections to the proposal and, subject to conditions, is happy with the submitted scheme in relation to the provision of access, parking and turning. No other concerns have been raised, and it is considered that the proposal is acceptable and complies with the requirements of the adopted local plan and core strategy, and is sustainable development as supported by guidance in the National Planning Policy Framework.

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: PA/2018/1774/01, 172018/01 and 172018/03.

Reason

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

3.

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.

4.

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.

5.

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), no buildings or extensions shall be erected on the site other than those expressly authorised by this permission.

Reason

To maintain the present living conditions of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

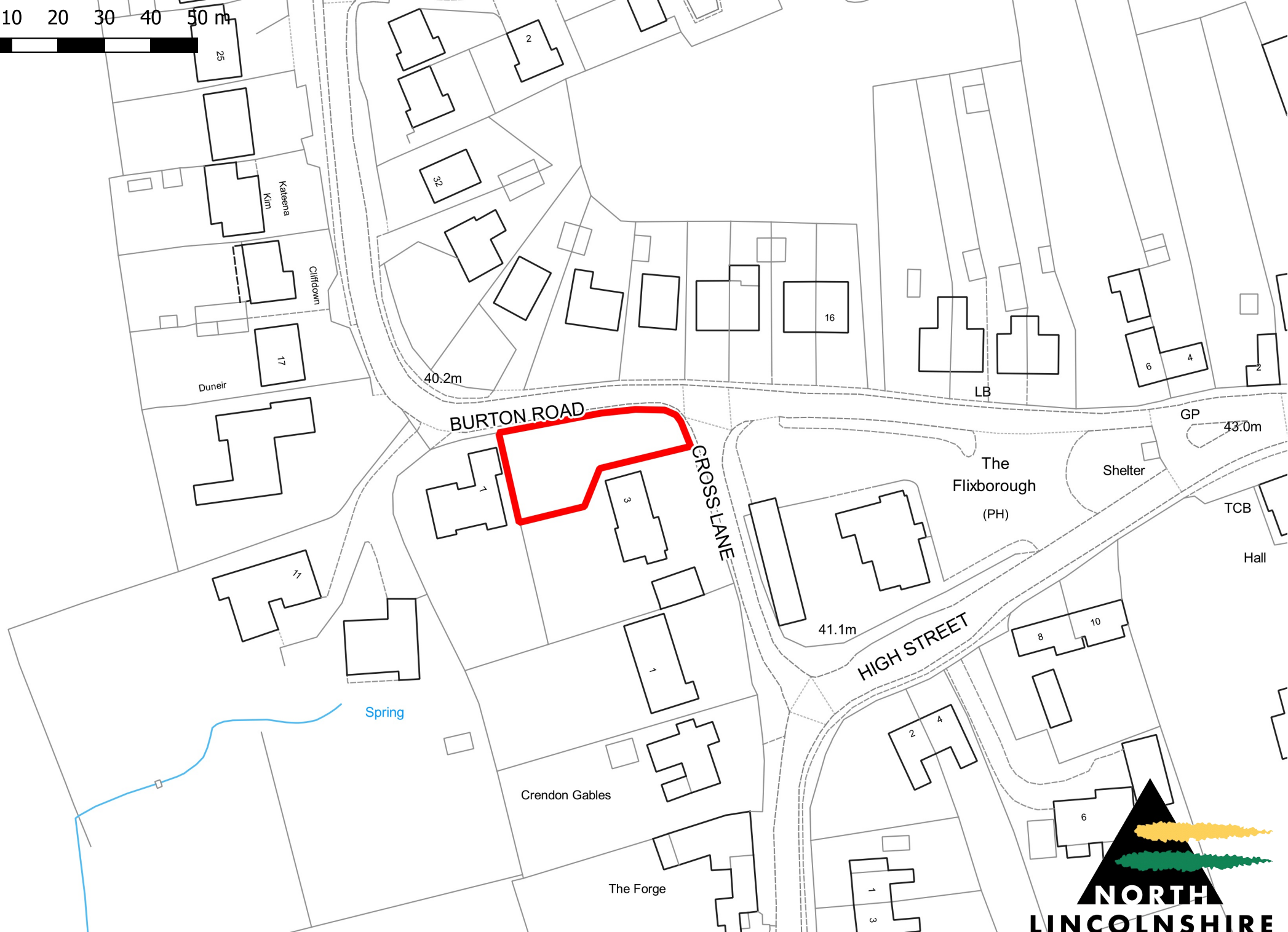
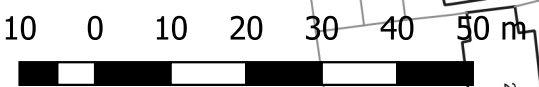
Informative 1

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/2018/1774

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PA/2018/1774 Block plan (not to scale)



existing front hedge to be lowered and maintained at 0.9 metres to assist visibility

- Aco type continuous drain for the full width of the new entrance with surface water discharging into a new soakaway
- existing amelanchier tree to remain
- Aco type drain for the full width of the new entrance with surface water discharging into a new soakaway

2.1 metre high close boarded fence to the southern boundary except where shown

06/09/18	0	Planning application issue.	
Date	Issue	Description	

J D Associates (Design Consultants) Ltd,
 3 St James Road, Brigg, N Lincs. DN20 8DU.
 Tel; 07813 832310 e-mail; designs@jdassociates.co.uk

Client
Mr & Mrs J Colby,
 15 Burton Road, Flixborough,
 Scunthorpe, N Lincs, DN15 8RW.

Project
Proposed detached dwelling,
 adj 7 Burton Road, Flixborough,
 Scunthorpe, N Lincs, DN15 8RW.

Date: August 2018	Scales: 1:500	Dwg Size: A3
172018-03	Issue	0