

APPLICATION NO	PA/2018/2151
APPLICANT	Miss Joanne Bartle
DEVELOPMENT	Planning permission to change the use of a dwelling to part residential and part bed and breakfast
LOCATION	21 Park Lane, Westwoodside, Haxey, DN9 2EG
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Leanne Pogson-Wray
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 11 states that at the heart of the National Planning Policy Framework there 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 80 states that significant weight should be placed on the need to support economic growth and productivity and take into account local business needs and wider opportunities for development.

Paragraph 83 supports a prosperous rural economy and planning should enable the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings.

Paragraph 84 states that planning decisions should recognise that sites to meet local business and community needs in rural areas may be adjacent or beyond existing settlements, in which case it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunity to make a location more sustainable (for example by improving the scope of access by sustainable means).

Paragraph 124 states 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: DS1, DS4, R14

North Lincolnshire Core Strategy: CS2, CS3, CS5

CONSULTATIONS

Highways: Initially raised concerns regarding parking provision. Following the submission of photographs of the parking area, no comments or objections; however, would not want to see cars parking on the highway as the parking of vehicles for a commercial use is not something they would want to encourage.

HER: Does not consider that this proposal would adversely affect the character of the landscape heritage asset or its setting at this location.

PARISH COUNCIL

Objects to the proposal on the following grounds:

The property is a recently built residential dwelling in a residential area of Westwoodside. The parish council questions whether there is suitable off-street parking: no size is given for the parking area and the photos do not qualify this. The area of parking currently, at best, if accessed directly, may accommodate the proposed number of cars, but the space is restricted and would require considerable manoeuvring to utilise its full potential, if at all. It would almost certainly lead to on-street parking when at full capacity. The parish council agrees with Highways that this should be avoided and feels that the additional photos are not sufficient to evidence adequate parking. There would be an impact on the neighbourhood.

PUBLICITY

A site notice has been posted close to the site; no comments have been received.

ASSESSMENT

The property is a modern, red brick, two-and-a-half-storey detached house with integral garage. The entire area to the front of the dwelling is block-paved and is available for parking. The dwelling is within the development boundary for Westwoodside and within the built-up residential area. The dwelling is a four-bedroom residential property which has an en-suite bedroom on the second floor, one en-suite bedroom, two further bedrooms, a study and a bathroom on the first floor, and a lounge, kitchen, dining room and utility room at ground floor. This application seeks permission to change the use of the dwelling to part dwelling and part bed and breakfast accommodation with up to four bedrooms for business use.

The main issues in determining this application are whether the proposed use would have any adverse impact on the amenity of neighbouring properties or on highway safety.

Planning policy supports the principle of changes of use of residential buildings for hotel and guest house accommodation in both urban areas and the open countryside, and policy DS4 supports changes of use in residential areas provided that there will be no adverse impact on the character of the area or on the amenity of neighbouring properties by virtue of noise, vibration, traffic generation, reduction in road safety or adverse environmental conditions.

Comments and concerns have been raised with regard to potential parking issues for users of the bed and breakfast. Highways initially raised concerns over the amount of parking

available and for four bedrooms to be used for this use. Photographs submitted in support of the proposal, and measurement of more than 10 metres width of driveway indicate that there is enough space for approximately four cars to comfortably park in front of the dwelling. Highways have since stated that they have no objections to the proposal. Due to the concerns regarding parking, it is proposed to include a condition imposing a maximum of three rooms to be used for bed and breakfast at any time, to ensure that there is no impact on the highway network, allowing the applicant and three vehicles to park on the driveway at the same time. It should also be noted that if the dwelling was fully occupied by a family who all had a car, five or more vehicles could be parked at the dwelling. Any noise and disturbance would be considered to be minimal from three rooms and would likely be less than if the dwelling was fully occupied by a family.

It is not considered that the proposal would have any adverse impact on the character of the area and, subject to conditions, it is not considered that there would be any loss of amenity to neighbouring properties or adverse impact on highway safety.

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/2018/2151/01, PA/2018/2151/02

Reason

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

3.

No more than three rooms in the dwelling shall be used for bed and breakfast accommodation at any time.

Reason

To define the terms of the permission and to ensure that there will be no loss of amenity and no impact on highway safety in accordance with policies DS4 and DS1 of the North Lincolnshire Local Plan.

4.

When the bed and breakfast use ceases, the use of the property shall revert fully back to domestic residential use.

Reason

To define the terms of the permission and to prevent the need for a further planning permission when the change of use ceases.

Informative

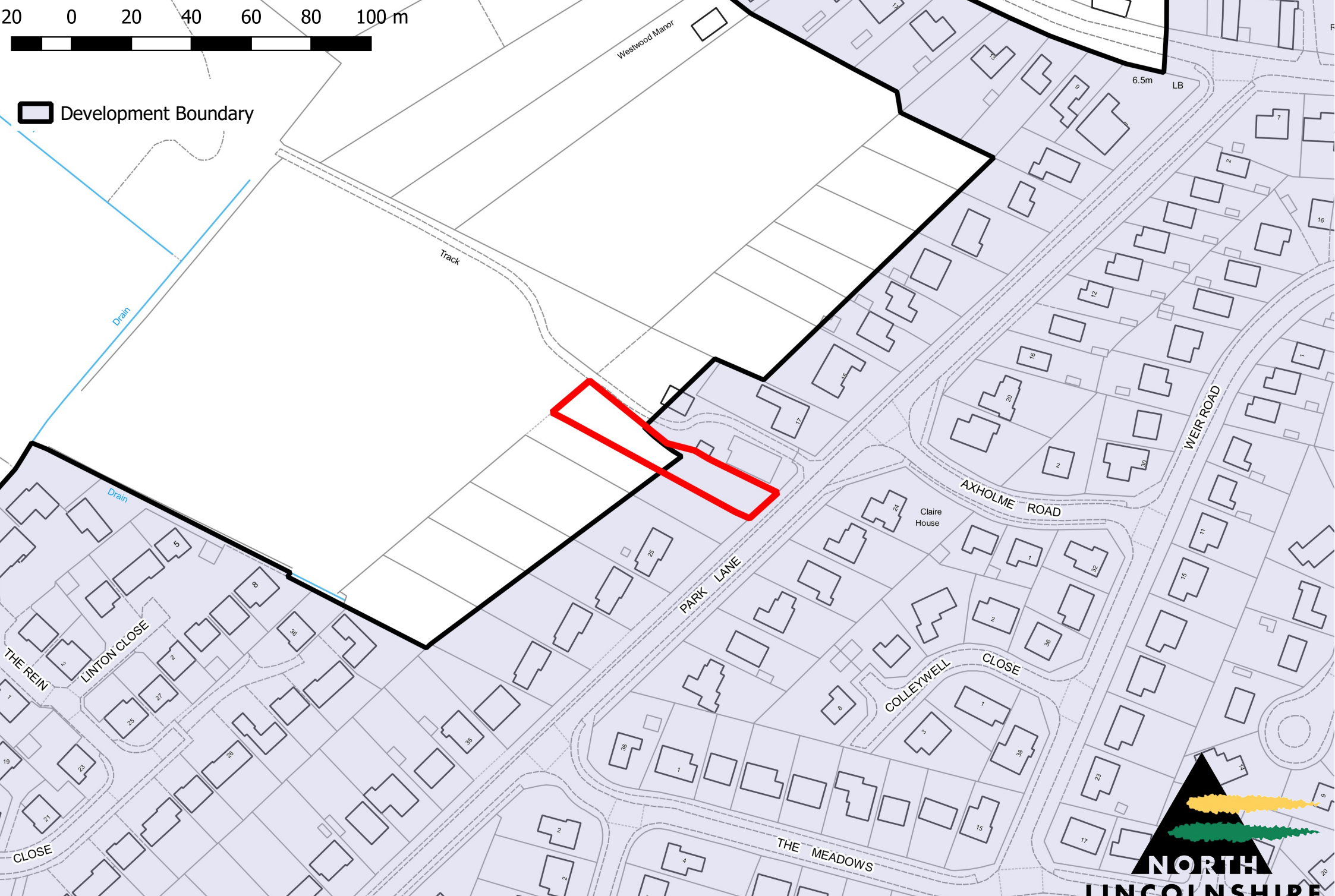
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek

to secure sustainable development that improves the economic, social and environmental conditions of the area.

20 0 20 40 60 80 100 m



 Development Boundary



PA/2018/2151

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PA/2018/2151 Block plan (original build application PA/2012/1007)
(not to scale)

AMENDED

Park Lane
Farm

PARK LANE

25

15

22

8

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