

APPLICATION NO	PA/2018/989
APPLICANT	Mr Gerrad Farmer, Maltings Off Road Ltd
DEVELOPMENT	Planning permission to demolish existing residential dwelling and erect a steel-framed warehouse
LOCATION	1 Doncaster Road, Westwoodside, Haxey, DN9 2ED
PARISH	Haxey
WARD	Axholme South
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 83 states that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through the conversion of existing buildings and well-designed new buildings.

Paragraph 124 states that 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 helps make development acceptable to communities.

Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

North Lincolnshire Local Plan: Policies DS1, DS4, DS16 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5 and CS19 apply.

North Lincolnshire Strategic Flood Risk Assessment (SFRA)

CONSULTATIONS

Highways: No objection.

Environment Agency: No objection. Recommend that the flood risk mitigation measures identified within the Flood Risk Assessment are incorporated into the development.

Environmental Health: No objection, but recommend the following conditions:

- Storage shall be limited to new vehicle parts and accessories in connection with the business.
- Access to the warehouse shall be limited to the following hours:
 - Monday to Friday: 8am to 6pm
 - Saturday: 9am to 1pm
 - closed on Sundays and Public Holidays.

PARISH COUNCIL

Object on the following grounds:

- inappropriate location
- over-development of the site
- out of keeping with the street scene
- overbearing impact on neighbouring properties
- existing issue with cars being reversed into the public highway
- no customer parking
- loss of a residential dwelling
- additional land is being used by the applicant for the parking of vehicles
- unauthorised storage containers to the rear of the site.

PUBLICITY

A site notice has been displayed. Three letters of objection have been received raising similar issues to the parish council, together with the following issues:

- there are existing issues with parked cars in this part of Westwoodside
- the business has expanded to a point where it is too big for its location
- increase in traffic problems along Doncaster Road
- devaluation of property prices
- loss of light and overbearing impact on 5 Doncaster Road
- noise, disturbance and pollution from the new building
- loss of parking within the site
- increase in traffic from delivery vehicles and loading/unloading of parts

- parking restrictions should be considered.

ASSESSMENT

The application site consists of a car dealership and repair garage located on the corner of Akeferry Road, Thinholme Lane and Doncaster Road within the settlement boundary of Westwoodside. The surrounding area is primarily residential in nature and the existing site has a single-storey building with canopy to the front and a detached dwelling located to the west. The site is located in flood zone 2/3a as defined in the North Lincolnshire SFRA and the site is bordered by a 1.8 metre high palisade fence along the boundary with Thinholme Lane and Akeferry Road. Planning permission is being sought to demolish the existing detached two-storey dwelling to the west and replace it with a five-bay warehouse (to store car parts and accessories) measuring 20 metres by 8 metres with a ridge height of 5.65 metres.

The main issues in the determination of this planning application are the principle of development, and impact on the character and appearance of the street scene and on residential amenity.

Principle

The proposal is for the demolition of an existing two-storey dwelling to be replaced with a warehouse in association with the existing vehicle dealership and repair garage established on the site directly to the east. The proposal will therefore result in an extension to an existing business established in Westwoodside and will allow the existing operations to be expanded for parts and accessories to be stored and sold from the site. The proposal will also result in the redevelopment of a site which contains a house that hasn't been inhabited since 2014 and which is located within the confines of the existing site. The existing dwelling forms part of the same business unit and therefore the proposal will not result in the loss of a house which exists independently of the car dealership/garage. The principle of an extension to an established business within the settlement boundary of Westwoodside is considered acceptable in this case. It is an appropriate location for a warehouse as it will be sited immediately adjacent to the business it will be expanding.

Siting and design

The plans show that a two-storey dwelling will be replaced with a warehouse measuring 20 metres by 8 metres with a ridge height of 5.65 metres. The ridge line of this warehouse will run perpendicular to the public highway to the front and the building will be viewed in conjunction with the existing building on the site which is of brick construction and is of comparable scale and height. In addition, the ridge line will run parallel at a similar height to the existing brick building to the east. Therefore the warehouse building, in terms of its orientation and scale, will not result in an alien or discordant form of development within the street scene. The plans also show that this building will be constructed from a mix of concrete panels, grey clad metal sheeting and clay cement fibre roofing; these materials are consistent with the mix of external materials that adorn the existing buildings at the site.

The front elevation of the building will be broken up by a large metal roller shutter door and by a personnel door to the rear. The mix of materials will add some visual interest to the building and will break up the massing of steel profile sheeting. The front elevation of the warehouse will be positioned in line with the flat roof entrance; this allows an area of hardstanding extending to 170 square metres to remain in use for the purposes of parking

and an area of 95 square metres will be retained to the rear for parking. Further parking for vehicles would also be available within the proposed five-bay warehouse with roller shutter door access to the front. For this reason the proposal is not considered to result in over-development of the site.

Residential amenity

It is noted that the proposal is 12 metres deeper than the detached dwelling it is proposed to replace; this has the potential to result in loss of residential amenity to the neighbouring dwelling to the west (5 Doncaster Road) through overshadowing and having an overbearing impact. In addition, the plans show the proposed warehouse will extend beyond the rear elevation of the neighbouring residential property by 6.5 metres. However, the proposed warehouse, with an eaves height of 4.5 metres and a ridge height of 5.65 metres, is considered to be comparable in height to a dormer bungalow and will be sited to the east of the neighbouring residential property at a separation distance of 5.38 metres; it is considered that the proposal may result in some negligible degree of loss of light in the morning but beyond midday the rear-facing windows and garden will retain sunlight. Given the separation distances involved and the ridge height of the proposal, the warehouse is not considered to have an overbearing impact in this case.

The planning application form states that the warehouse will be used for the storage of motor parts and accessories; no information has been sent by the objectors to substantiate that this use will result in loss of residential amenity through the effects of noise, disturbance and pollution/odour. Conditions are recommended by Environmental Health in respect of the use of this warehouse and its proposed hours of use; the imposition of these conditions is considered sufficient to protect residential amenity in this case.

Other issues

A number of objectors, including Haxey Parish Council, have raised the issue of the parking of vehicles associated with the existing business in an unsafe or dangerous manner. In terms of the proposal displacing parking space within the site, it is noted that space will remain available to both the front and rear of the warehouse. The space to the front of the warehouse could also be used for deliveries to the site. In addition, no objection has been received from Highways on pedestrian or highway safety grounds; there is no requirement for parking restrictions to be introduced as a result. If vehicles are being parked in an unsafe or obstructive manner along the highway then this would be a matter for the police to investigate.

Devaluation of property prices is not a material planning issue and will not be assessed in this case. The storage containers to the rear of the building are being considered separately by Planning Enforcement.

The site is located within flood zone 2/3a as defined by the North Lincolnshire SFRA. The proposal is for a 'less vulnerable' use in a high flood risk zone, the development is appropriate in flood risk terms. A flood risk assessment has been submitted with the planning application; this has been reviewed by the Environment Agency and no objection has been received on flood risk grounds.

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/2018/989/01, PA/2018/989/02 and Plan Revision 'A'.

Reason

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

3.

The design of the development shall incorporate all the mitigation measures identified in the agreed flood risk assessment prepared by Mark Simmonds dated September 2018.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 of the North Lincolnshire Local Plan.

4.

The warehouse hereby permitted shall be used for the storage of vehicle parts and accessories in association with the existing car dealership and repair garage established at the site.

Reason

To define the terms of the permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

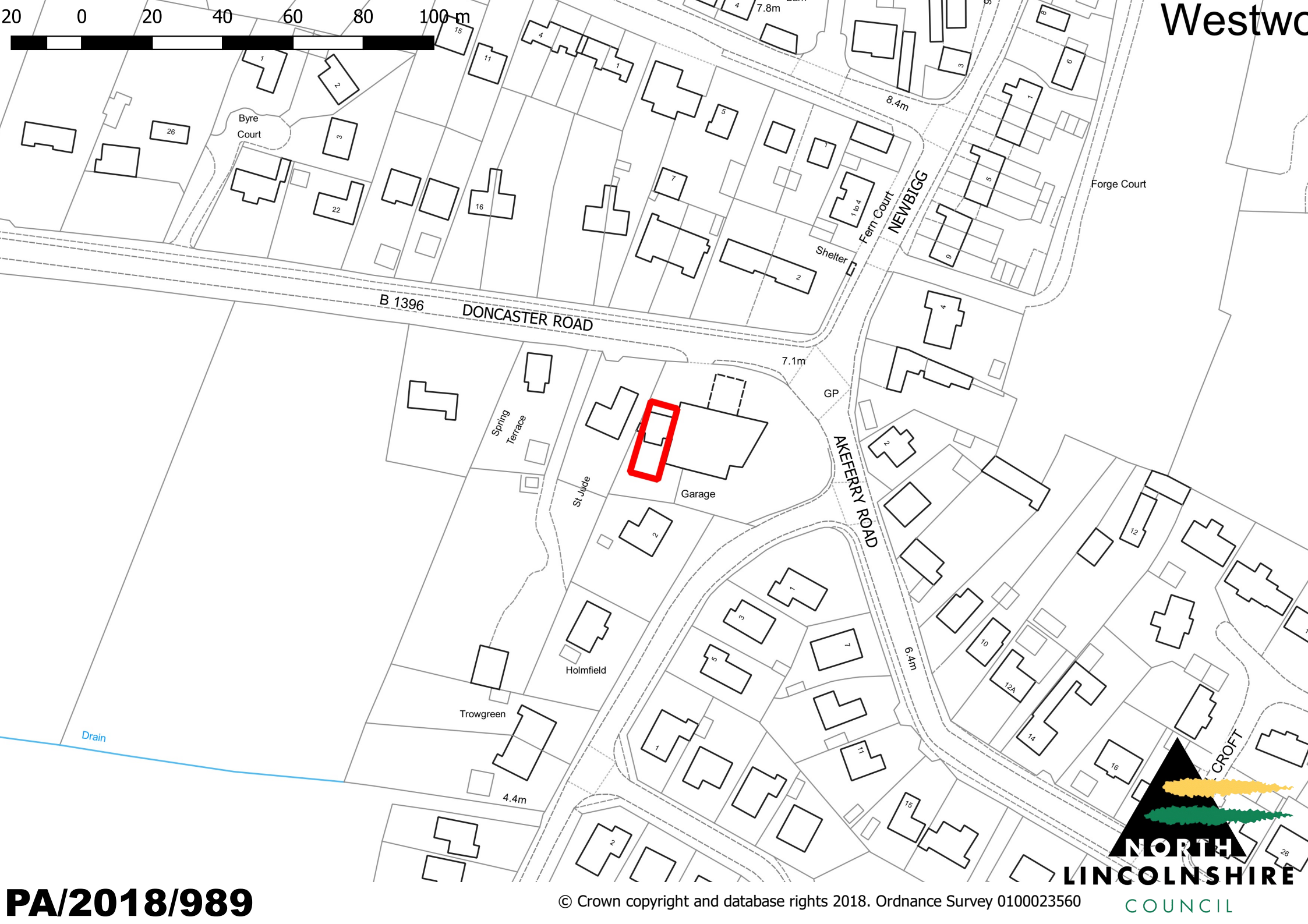
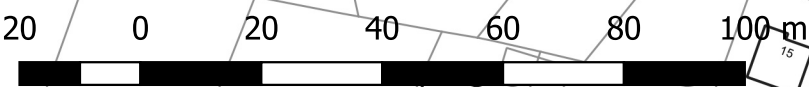
The warehouse hereby permitted shall only be used between the hours of 8am to 6pm Monday to Friday, 9am to 1pm on Saturdays, and at no time on Sundays and public/bank holidays.

Reason

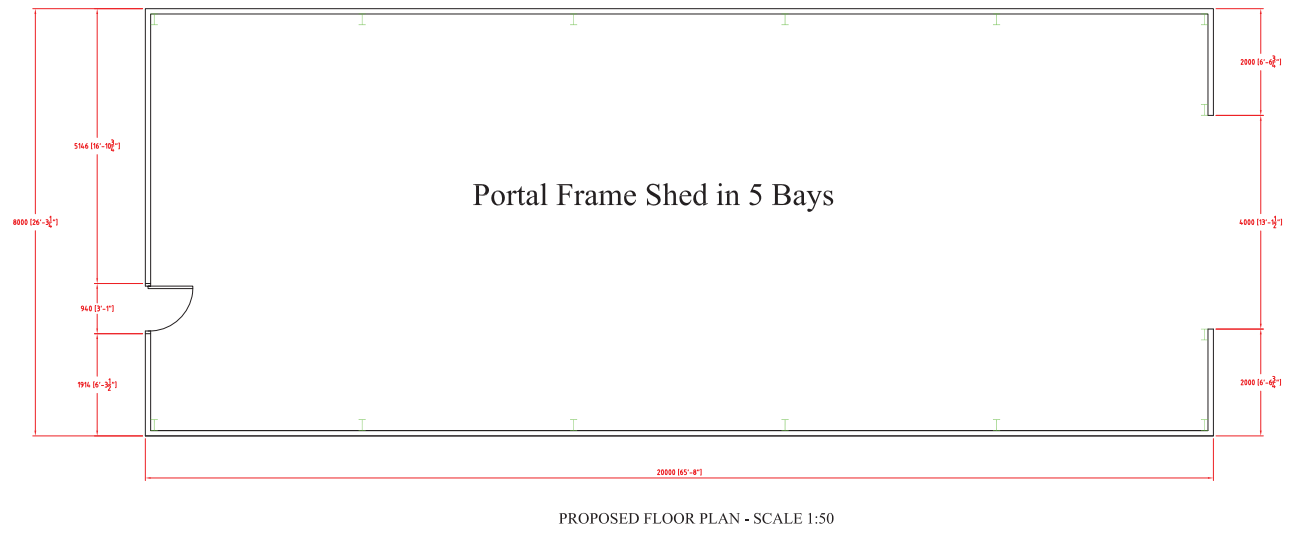
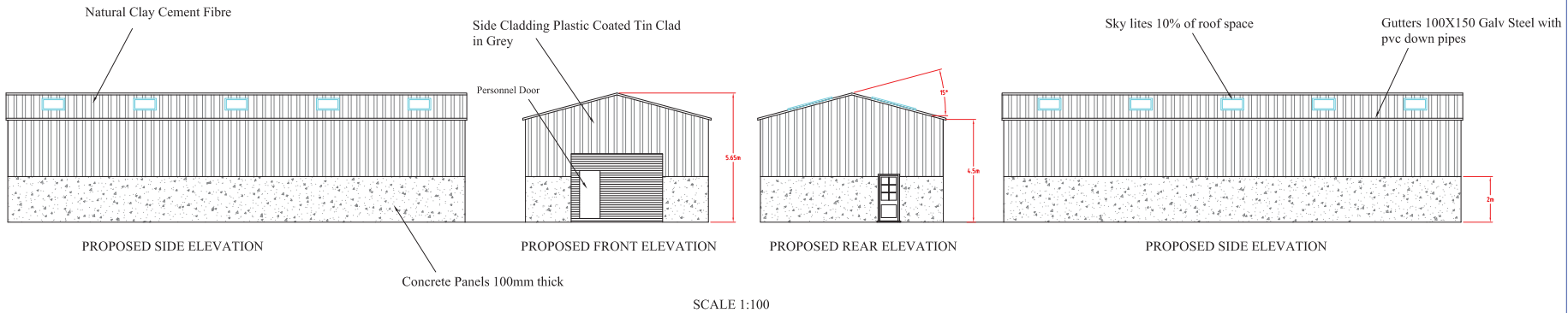
To define the terms of the permission and in the interests of protecting residential amenity in accordance with policy DS1 of the North Lincolnshire Local Plan.

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.



PA/2018/989 Elevations and floor plan (not to scale)



Portal frame shed

All work will be carried out in accordance with Building Regulations and all materials used will be of good quality and to current B.S. specifications.

Client to arrange with contractor radiators and electrical sockets, lights and switch's as to positioning and location IF THERE IS A DISCREPANCY BETWEEN STRUCTURAL CALCS AND THE PLAN THEN YOU SHOULD GET IN TOUCH TO CLARIFY CORRECT INFO.

PLAN REVISION 'A'

SCALE 1:50 @ A1 SHEET 1 OF 1

Disclaimer
The information on this plan is dimensionally and technically correct to the best of the draughtsmens knowledge who takes no responsibility for any errors detected after Building and Planning Control approval.

HOUSE PLAN DRAWING SERVICES
WOBBURN HOUSE, PINE TREE CLOSE, WROOT
DONCASTER, DN9 2BT, [REDACTED]

PORTAL FRAME SHED FOR MR FARMER

DATE: 05/07/2018