

APPLICATION NO	PA/2018/1675
APPLICANT	Mr John Cumberland
DEVELOPMENT	Planning permission to erect a detached bungalow
LOCATION	10 Southfield Close, Belton, DN9 1NT
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Emma Carrington
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton 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:

DS1 – General Requirements

DS16 – Flood Risk

H5 – New Housing Development (criteria a-m)

H8 – Housing Design and Housing Mix

T1 – Location of Development

T2 – Access to Development

T19 – Car Parking Provision and Standards

North Lincolnshire Core Strategy:

CS1 – Spatial Strategy for North Lincolnshire

CS2 – Delivering More Sustainable Development

CS3 – Development Limits

CS5 – Delivering Quality Design in North Lincolnshire

CS7 – Overall Housing Provision

CS8 – Spatial Distribution of Housing Sites

CS19 – Flood Risk

CONSULTATIONS

Highways: No objections subject to conditions.

PARISH COUNCIL

Objects on the grounds that the plot is too small for the proposed development.

PUBLICITY

A site notice has been displayed and the following objections received:

- The conditions surrounding the site have not changed since the previous refusal.
- The existing sewerage and drainage systems cannot cope with the additional requirements of another dwelling.
- The access has not improved since the previous refusal.
- Access will be blocked to neighbouring properties.
- The existing hammerhead should be retained and is vital for safe access and use by refuse vehicles.
- This plot of land is required for access through to the field to the rear should it be developed.
- The build process will create noise and dust disturbance to residents.
- The development will not fit in with the character of the area.
- The proposal will create overlooking and loss of privacy.

ASSESSMENT

Planning permission is sought to erect a detached two-bedroomed bungalow with integral garage within the settlement boundary for Belton. The site is a level grassed area at the bottom end of an established residential cul-de-sac, but is an unusual shape due to the fact that the public highway turning area cuts into the land. This makes the site an L shape, with a narrow section at the front parallel with the turning area, then widening out to the rear. The main area of the site available for development measures approximately 12.7 metres deep and 16.3 metres wide. This application is a re-submission of PA/2016/2003, which was an outline application for a detached bungalow, and was refused due to concerns about the size of the site and whether it could accommodate a dwelling with parking, access and garden area. It was considered that the applicant failed to demonstrate that the site could be developed in a satisfactory manner.

The main issues in the determination of this application are whether the site can accommodate a dwelling; whether the development would have an adverse impact on the public highway; impact on drainage and impact on residential amenity.

PA/2016/2003 (outline planning permission for one dwelling with all matters reserved) was refused on the grounds that the application failed to satisfy the council that the site could accommodate a dwelling, whilst also providing an adequate amount of private amenity space, parking and access. In addition, it indicated that the proposed dwelling would be located to one side of the plot, on the boundary with a neighbouring property, and with no private garden area.

The current proposal is a full application, with all details submitted for approval. Whilst the plot is still the same size and shape, the proposal is accompanied by a detailed design and layout. The proposed dwelling is a small, two-bedroomed bungalow, with rear and side garden, an integral garage and vehicular access to the front of the plot onto Southfield Close. Although small, the bungalow is located more centrally in the plot than the suggested outline layout, has a small area of private amenity space to the rear, and additional space to the sides and in the area at the front adjacent to the cul-de-sac turning area. A garage and parking space are provided within the plot.

A number of objections have been received, concerned about the impact on the turning area, the size of the plot, impact on residential amenity, and drainage issues. The parish council has also objected on the grounds that the property is too large for this small plot.

In relation to highway matters, there are no objections from the highways department in relation to the level and standards of on-site parking provision, or the location and design of the means of vehicular access. Concern has been expressed about vehicular access being onto the turning head and that parking in this area will limit turning and access for refuse vehicles and other road users. However, the other section of the turning head has four properties gaining vehicular access directly onto the turning area. It is not considered that one property served off the other section of the turning area will have an adverse impact on the use of the highway.

Concern has been expressed about drainage on the site and that the existing system is at capacity. However, no concerns have been raised by any statutory body about drainage in the area, and no evidence has been formally submitted to demonstrate that there is a drainage problem in this area.

It has also been suggested that the proposal will create overlooking and reduce privacy, in particular from a rooflight in the front elevation over the entrance hall. However, this window is just above the front door, in the ceiling of the hallway, and is not a first-floor window with any apparent direct access to enable views across to neighbouring properties. In addition, this window is a significant distance away from any neighbour, and is considered not to reduce amenities to any of the neighbours due to overlooking. All the other windows in the property face either the highway to the front or the rear garden and open countryside to the rear. Overall, it is considered that there will be no loss of residential amenity.

Comments have also been made that the proposal is out of keeping with the character of the area. Southfield Close is a small cul-de-sac development, all of which are bungalows of various sizes and designs. This is the last plot in the close and there is no apparent planning history to suggest what this area was intended for. A comment has been made that it was intended to be saved to allow access for development in the fields to the rear. However, there appear to be no formal permissions for this land and it is outside the current settlement boundary. There is no formal evidence that this plot is a saved access point.

Although the previous application was refused, each application is determined on its own merits. It is considered that the applicant has demonstrated that a property can fit on this unusually shaped plot and still provide an adequate level of garden, parking and access. A bungalow is not out of keeping with the character of the area, but reflects the character and appearance of surrounding properties. A condition is suggested to ensure that no further buildings are erected on the site, as it is considered that the existing design is the maximum size that would be appropriate in order to maintain living standards for surrounding properties and future occupiers.

It is considered that the proposal as submitted overcomes the concerns raised for the previous refusal, and that the applicant has demonstrated that a property, albeit small, can be accommodated on the site. The proposal is considered to comply with the requirements of the adopted local plan policies and 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/2018/1675/01, JC/1A, JC/2A.

Reason

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

3.

No above ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

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 other than those expressly authorised by this permission.

Reason

To maintain the character of the development in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

The proposed dwelling shall not be occupied until details of the positions, design, materials and type of boundary treatment to be built have been agreed in writing by the local planning authority, and provided on site.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

6.

No drainage works shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been submitted to and approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use.

Reason

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

7.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

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

8.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

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

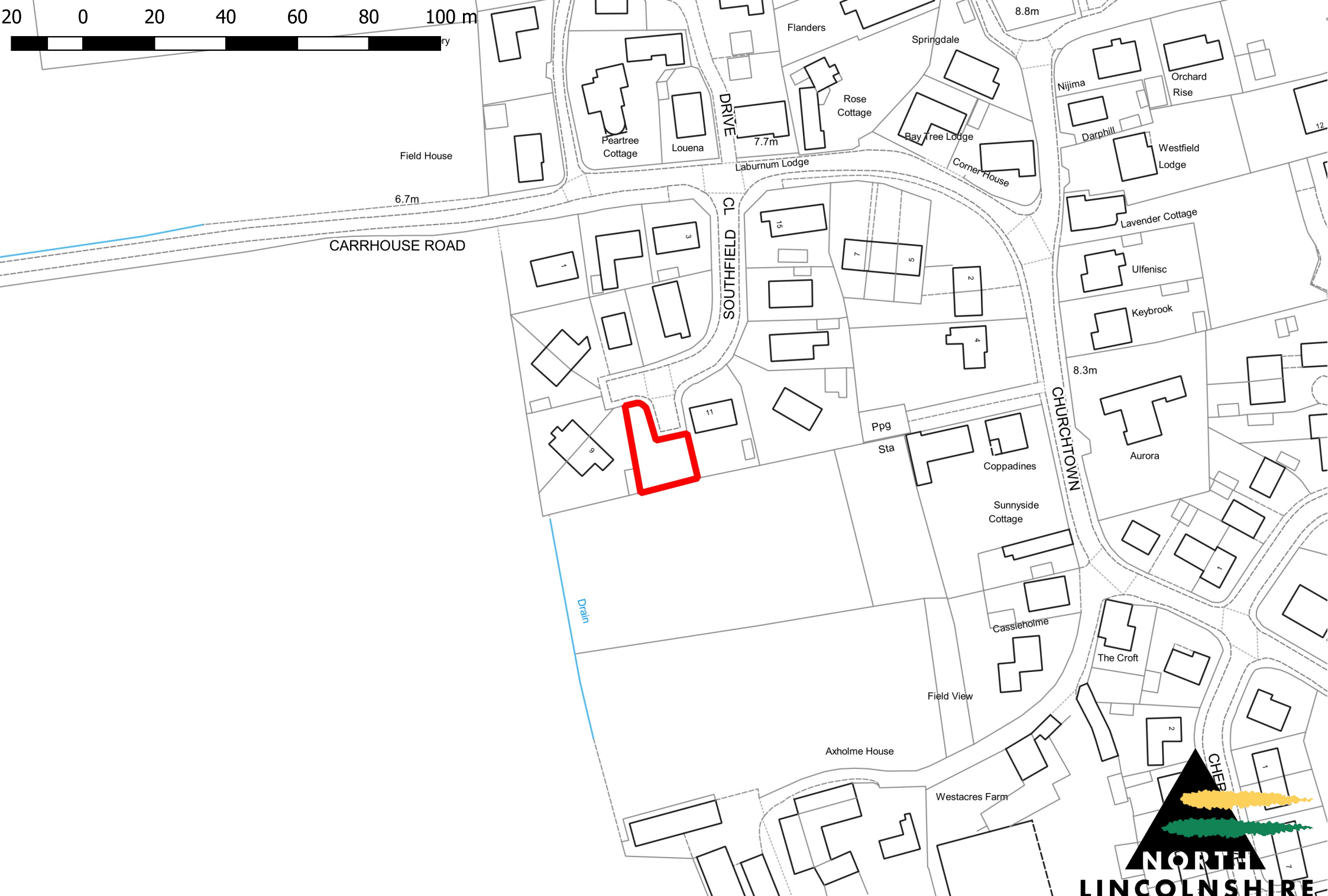
Informative 1

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.

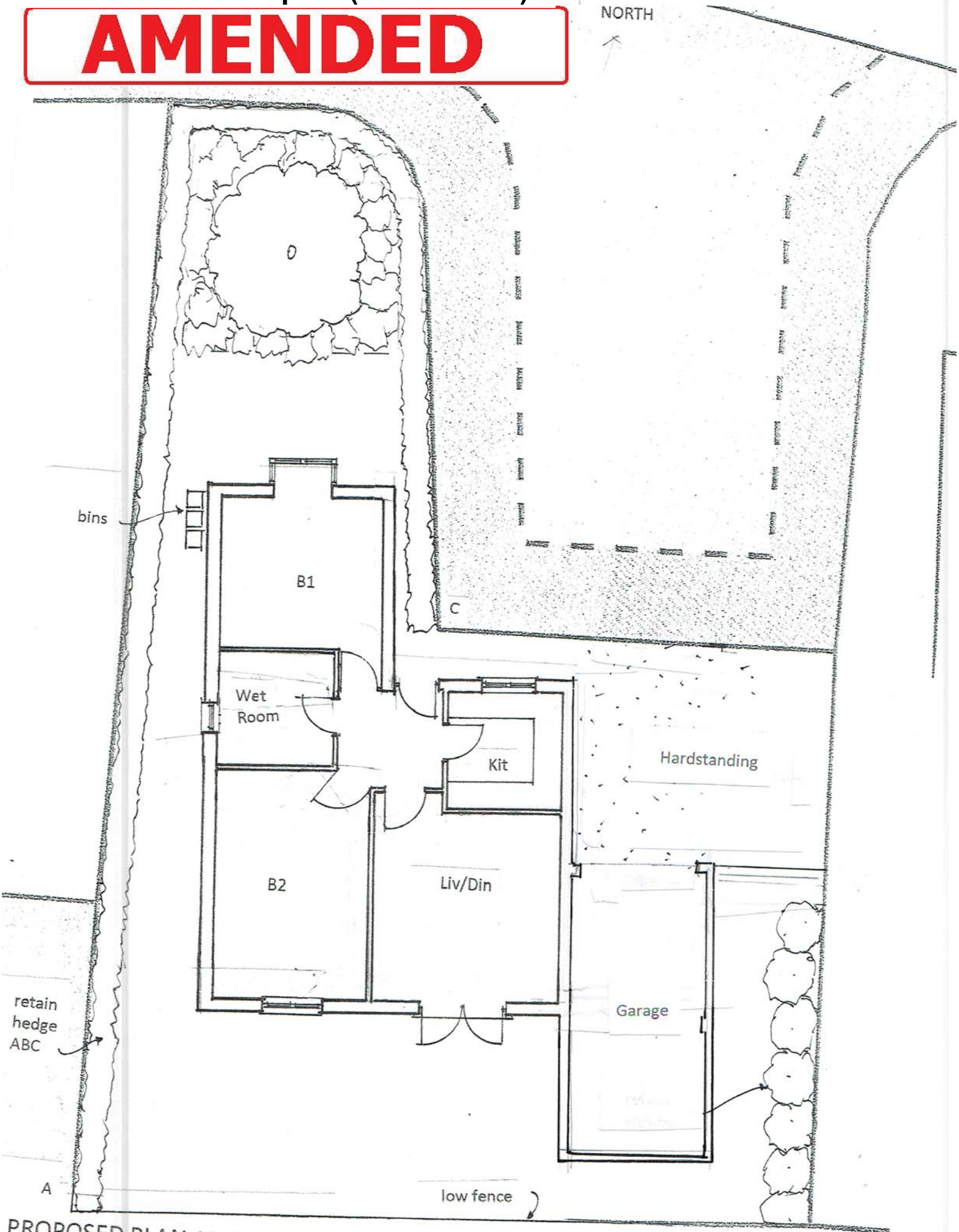
Informative 2

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/2018/1675

AMENDED



PROPOSED PLAN 10 SOUTHFIELD CLOSE, BELTON
TWO BEDROOM BUNGALOW

1:100

PA/2018/1675/03

JC/1A