

APPLICATION NO PA/2019/1182
APPLICANT Mr Kev Reavy
DEVELOPMENT Planning permission to erect dormer bungalow with integral garage
LOCATION 34 Doncaster Road, Westwoodside, DN9 2EE
PARISH Haxey
WARD Axholme South
CASE OFFICER Natasha McCann

SUMMARY **Grant permission subject to conditions**
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Section 6 (Delivering a Wide Choice of High Quality Homes), Section 7 (Requiring Good Design), Section 10 (Meeting the Challenge of Climate Change Flooding and Coastal Change)

North Lincolnshire Local Plan: DS1 (General Requirements), DS16 (Flood Risk), H5 (New Housing Development), H7 (Backland and Tandem Development), H8 (Housing Design and Housing Mix), 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), CS5 (Delivering Quality Design in North Lincolnshire), CS7 (Overall Housing Provision), CS8 (Spatial Distribution of Housing Sites), CS19 (Flood Risk)

CONSULTATIONS

Severn Trent Water: No objection.

Environmental Health: No objection subject to conditions.

Highways: No objection subject to conditions.

Environment Agency: No objection.

PARISH COUNCIL

Objects on the grounds that, although the previous application (PA/2016/1644) was approved following PA/2015/1048, which was also approved at appeal, the parish council is

still of the opinion that this proposal is backland development and considers it to detrimentally impact the character of the area.

PUBLICITY

Site notice displayed 15/08/2019. No comments have been received.

ASSESSMENT

Site

34 Doncaster Road is a single-storey detached dwelling in an area characterised by detached dwellings of varying sizes and appearance. Whilst the majority of the properties nearby have a frontage to Doncaster Road, they have front gardens of varying depths. These features, together with the side streets leading to modern developments in the area, give the area a mixed character and appearance.

Proposal

Planning permission is sought to erect a dormer bungalow with integral garage to the rear of 34 Doncaster Road.

The proposal follows a recent approval under reference PA/2016/1644 which was approved at committee on 18 January 2017. The approved scheme is identical to the proposal put forward under this application. The proposed resubmission is for the extension of time in respect of condition 1 of PA/2016/1644 which reads, 'The development must be begun before the expiration of three years from the date of this permission.'

It is acknowledged that three previous refusals have been issued for this site (PA/2007/1494, PA/2015/0329 and PA/2015/1048), which raised two specific issues: flood risk and inappropriate development due to the position and impact of the access on the existing two properties. However, following the appeal decision in July 2016 (APP/Y2003/W/16/3145384), the issues raised have been overcome by amendments to the plans and flood risk assessments. Due to the previous approval and live application on the site, these points are considered valid for this application.

Principle of development

Policy CS1 of the Core Strategy is concerned with the overarching spatial strategy for North Lincolnshire. Haxey is described as a Rural Settlement within the strategy and policy CS1 states of these areas '...Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.'

Policy CS2 sets out a sequential approach to development on certain land types. It states that '...Small-scale developments within the defined development limits of rural settlements to meet identified local needs...' is an appropriate form of development.

The proposal is wholly located within the settlement boundary and would represent infill development set within a populated residential area. The proposal is considered acceptable in principle.

Character of the area

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity, the former stating that proposals should be sympathetic in design, scale and materials. The pattern of residential development around which development is proposed is characterised by large detached dwellings located sporadically along Doncaster Road. It is noted that several properties, including numbers 40 and 44, benefit from large outbuildings to the rear of the site. As such, the position of the proposed dwelling is not considered to appear out of character to the prevailing pattern of development. Based on the character and appearance of the existing street scene, the introduction of a one and a half storey dwelling of the appearance and scale proposed, constructed in render walls similar to the original dwelling on site, is considered to be in keeping with the character and appearance of the street scene.

In terms of its design, the plans show that the proposed dwelling would feature a sloped roof to reflect an architectural style set within the immediate vicinity. The proposed windows and doors are considered appropriate in scale and position and do not appear overly dominant. The plans show the proposed dwelling would be set to the rear of the host dwelling; as such, it would not be immediately visible from Doncaster Road and would therefore retain the sense of openness to the frontage of the site.

Significant attention is given to the precedent set from the recent approval on the site which is identical to that proposed.

It is therefore considered that the proposal is in accordance with policies DS5 and CS5.

Residential amenity

Policy H7 of the North Lincolnshire Local Plan relates specifically to proposal for residential developments located in backland positions to the rear of existing properties. This policy requires that backland dwellings do not have an adverse impact on residential properties through overlooking, loss of amenity area or nuisance due to vehicle movements.

With regard to design, the proposed dwelling is an L-shaped dormer bungalow with a garage projecting forwards of the main dwelling. There will be a small dormer window to the front roof slope with gables in the centre and above the garage. To the rear are rooflights: three high level and two at a lower level. A condition is proposed to ensure obscure glazing of the lower-level windows to prevent overlooking of properties to the rear. There will be small garden areas to the front and rear of the proposed dwelling with a garden area remaining to serve the existing dwelling. The dwelling is well designed and, with the inclusion of appropriate conditions (following the planning inspector's recommendation), will not have any adverse impact on the amenity of neighbouring properties or on the character and appearance of the area.

As the existing planning permission is still live, the amenity issue can be given limited weight.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk, whilst policy DS14 of the local plan is concerned with foul sewage and surface water drainage. The application site is located within flood zone 1 and therefore is a preferred place for development in terms of flood risk. The council's drainage team has been consulted, but at the time of writing no comments have been received. A flood risk assessment has been submitted alongside the application which is considered supportive. It is noted, given that the proposal is for a single dwelling, this would be adequately covered at building regulations stage, should permission be granted. Furthermore, legislation under the Water Industry Act 1991 would also provide necessary mitigation for the disposal of foul sewage.

Land quality

Policy DS7 of the local plan is concerned with contaminated land. It states that permission will only be granted on contaminated sites where a detailed site survey has been submitted and a suitable scheme of remedial measures has been agreed to overcome any existing contamination.

The council's environmental health officer has stated that a phase 1 desk top study, remediation report and verification report will be required. Given that the applicant has not submitted any information in relation to land quality, a more appropriate condition in relation to land contamination has been attached.

Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision, as well as general highway safety; both policies are considered relevant. The council's highways department has made an assessment and has no objection to the proposal subject to conditions.

Conclusion

The proposed development would accord with the development plan, specifically saved policies H7, H8 and DS1 of the local plan and policy CS5 of the Core Strategy which, taken together, aim to ensure good design and that new development does not harm the living conditions of nearby residents.

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: R/01/02/3016, R/02/02/3016 and PA/2019/1182/01.

Reason

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

3.

Adequate vehicle access and parking facilities serving the existing dwelling shall be retained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

4.

No development 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.

5.

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.

6.

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.

7.

No development shall take place until a plan has been submitted to and approved in writing by the local planning authority indicating the positions, designs, materials and types of boundary treatment to be erected, including details of acoustic fencing adjacent to boundaries with 32 and 34 Doncaster Road. The dwelling hereby approved shall not be occupied until the boundary treatments are in place and they shall thereafter be retained.

Reason

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

8.

The dwelling hereby permitted shall not be occupied until the windows and doors in the east-facing elevation of 34 Doncaster Road are permanently bricked up and no further windows or doors shall be inserted in this elevation without the prior approval of the local planning authority.

Reason

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

9.

No development 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.

10.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by the local planning authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

11.

The finished floor levels of the hereby approved development shall be set at a minimum 4.4 metres above Ordnance Datum.

Reason

To reduce the potential impact of flooding in accordance with policy DS16 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.

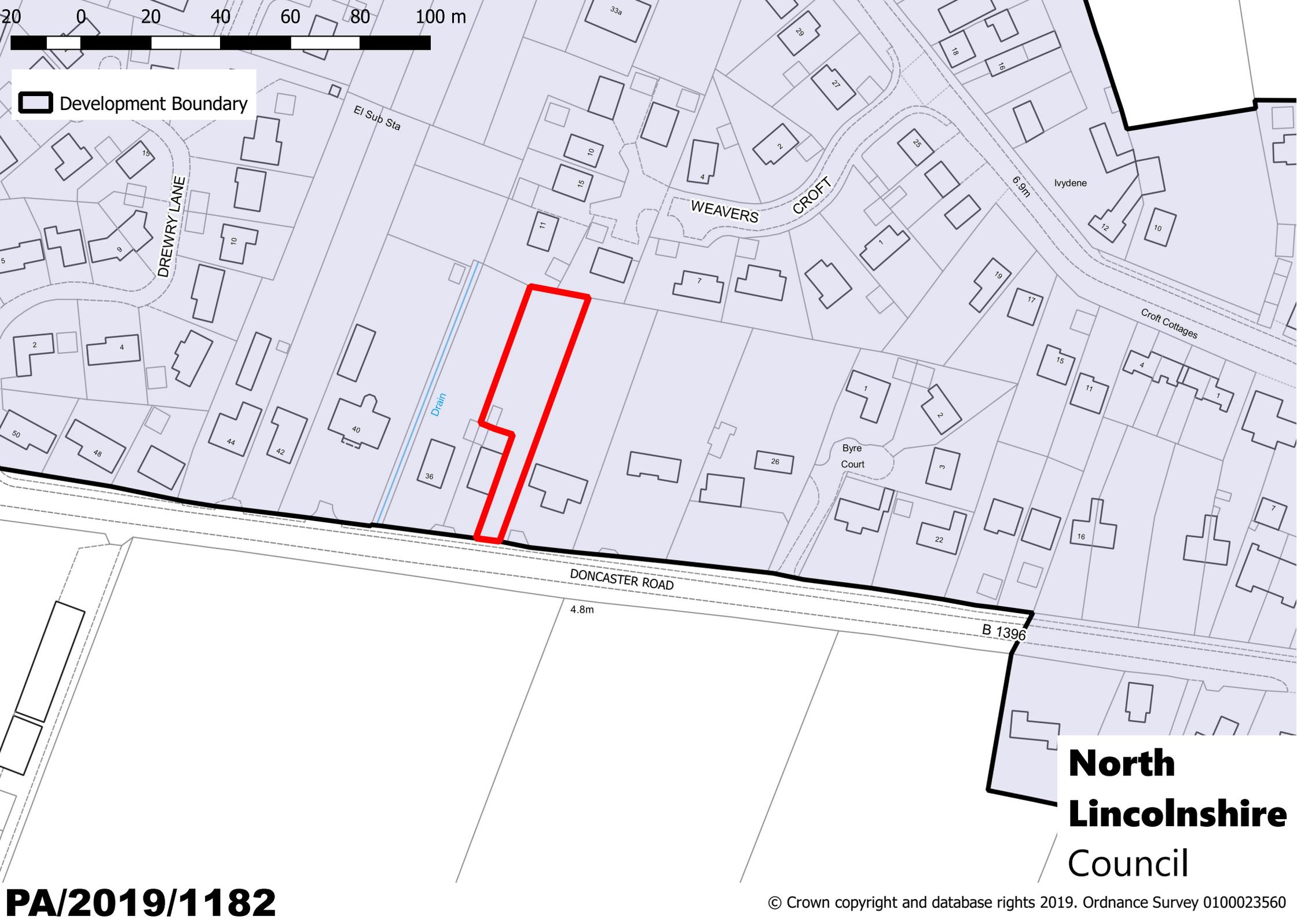
Informative 2

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.

0 20 40 60 80 100 m



Development Boundary



**North
Lincolnshire
Council**

PA/2019/1182

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