

APPLICATION NO PA/2019/1844

APPLICANT Mr Paul Elsome, Withane Property Services Limited

DEVELOPMENT Planning permission to erect a detached dwelling and associated works

LOCATION Land adjacent to Temperance Avenue, Messingham, DN17 3SF

PARISH Messingham

WARD Ridge

CASE OFFICER Mark Niland

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Messingham Parish Council

POLICIES

National Planning Policy Framework: Paragraph 127 – Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North Lincolnshire Local Plan: Policies DS1, DS7, DS11, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5 and CS19 apply.

CONSULTATIONS

Highways: No objection subject to the imposition of conditions.

Archaeology: No objections.

PARISH COUNCIL

Objects to the application for the following reasons:

- the dwelling is too large for the site and would create a cramped appearance, having a detrimental impact on the street scene
- the proposed access and off-street parking for two vehicles would result in an adverse visual impact
- loss of residential amenity for neighbouring properties due to close proximity.

PUBLICITY

The proposal was advertised by site notice in accordance with Article 15 of the Development Management Procedure Order 2015 as amended.

ASSESSMENT

This application was deferred at a previous meeting of the planning committee to enable members to visit the site prior to making a decision.

Planning history

PA/2018/237: Application for determination of the requirement for prior approval of a household extension – prior approval not required, 15/03/2018.

Allocations and constraints

The site is located within the settlement boundary for Messingham as identified by the housing and employment land allocations DPD 2016. It is also located within Flood Zone 1 in accordance with the North and North East Lincolnshire SFRA 2011.

Site characteristics

The site relates to existing garden land associated with 2 Temperance Avenue. There is an access track immediately to the northern boundary and a commercial premises to the east located on the corner of Northfield Road. The church of the Holy Trinity is located to the west at the opposite end of the avenue and the Old School House to the south.

The proposal is for the erection of a dwelling and, given its location within the development limits, it is considered acceptable in principle.

The assessment will therefore focus on the following issues:

- **residential amenity**

- **character impacts**
- **highway issues.**

Residential amenity

Policy DS1 is partly concerned with impacts upon residential amenity. It states that "...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing". Paragraph 70 of the National Planning Policy Framework (NPPF) seeks to resist inappropriate development of residential gardens.

A two-storey dwelling is proposed to the east of 2 Temperance Avenue replacing an existing garage and car port. An access track runs between the boundary of the applicant's site and 38 Northfield Road.

The applicant has submitted additional plans as well as an amendment to the position of openings. The additional plans have plotted properties to the rear so a better assessment can be made of the impact upon those properties, specifically the relationship with 38 Northfield Road. It is considered, given the orientation of the said address in relation to the proposal, that any overbearing impact would not be sufficient to warrant refusal. Further, the access track between the two properties would limit unacceptable impacts.

The applicant has removed a first-floor window in the rear elevation of the proposal and relocated it to the eastern elevation, which would offer views over the substation and out onto Northfield Road. This amendment has removed any unacceptable visual intrusion as the other opening on the first floor serves a bathroom and is to be obscure-glazed.

It is therefore considered that the proposal would accord with policy DS1 of the North Lincolnshire Local Plan and paragraph 70 of the NPPF.

Character Impacts

Policy CS5 of the North Lincolnshire Core Strategy is concerned with raising design standards. It states that "...All new development in North Lincolnshire should be well designed and appropriate for its context. It should contribute to creating a sense of place. The council will encourage contemporary design, provided that it is appropriate for its location and is informed by its surrounding context."

The applicant has submitted a design and access statement that is robust in terms of assessing the character of the area. It is considered that, despite the objection from the parish council, the proposal would not impact negatively upon the street scene. In terms of the architectural features, scale and materials used, the proposal is considered to be in keeping with the character of the area.

The proposal is therefore in accordance with the aims of policy CS5 of the North Lincolnshire Local Plan.

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 applicant proposes both an access to and off-street parking provision for the development. The council's Highways team has assessed the application and has no objections to the proposal on highway safety grounds, subject to the imposition of conditions. It is therefore considered, subject to the aforementioned mitigation, which would require the developer to lay all hard-paved areas prior to occupation, that the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan.

Conclusion

The proposed development has overcome initial concerns and has demonstrated that a dwelling is acceptable in this location. Furthermore, the impacts in relation to residential amenity have been mitigated. The proposal would also represent a well-designed dwelling appropriate to the street scene.

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: Proposed Site Plan 6/6 dated 13.01.20; Floor Plan 4/6 dated 13.01.20; and Elevations 3/6 dated 13.01.20.

Reason

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

3.
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.

4.
The external materials shall be made up of those described within section 7 of the planning application form unless otherwise agreed in writing with the local planning authority.

Reason

In the interests of character and in accordance with policy CS5 of the Core Strategy.

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.

10 0 10 20 30 40 50 m



Sports Facility

Playground
The Pines

NORTHFIELD ROAD

HIGHGROVE



ESS

TEMPERANCE AVENUE

33.5m

30.2m

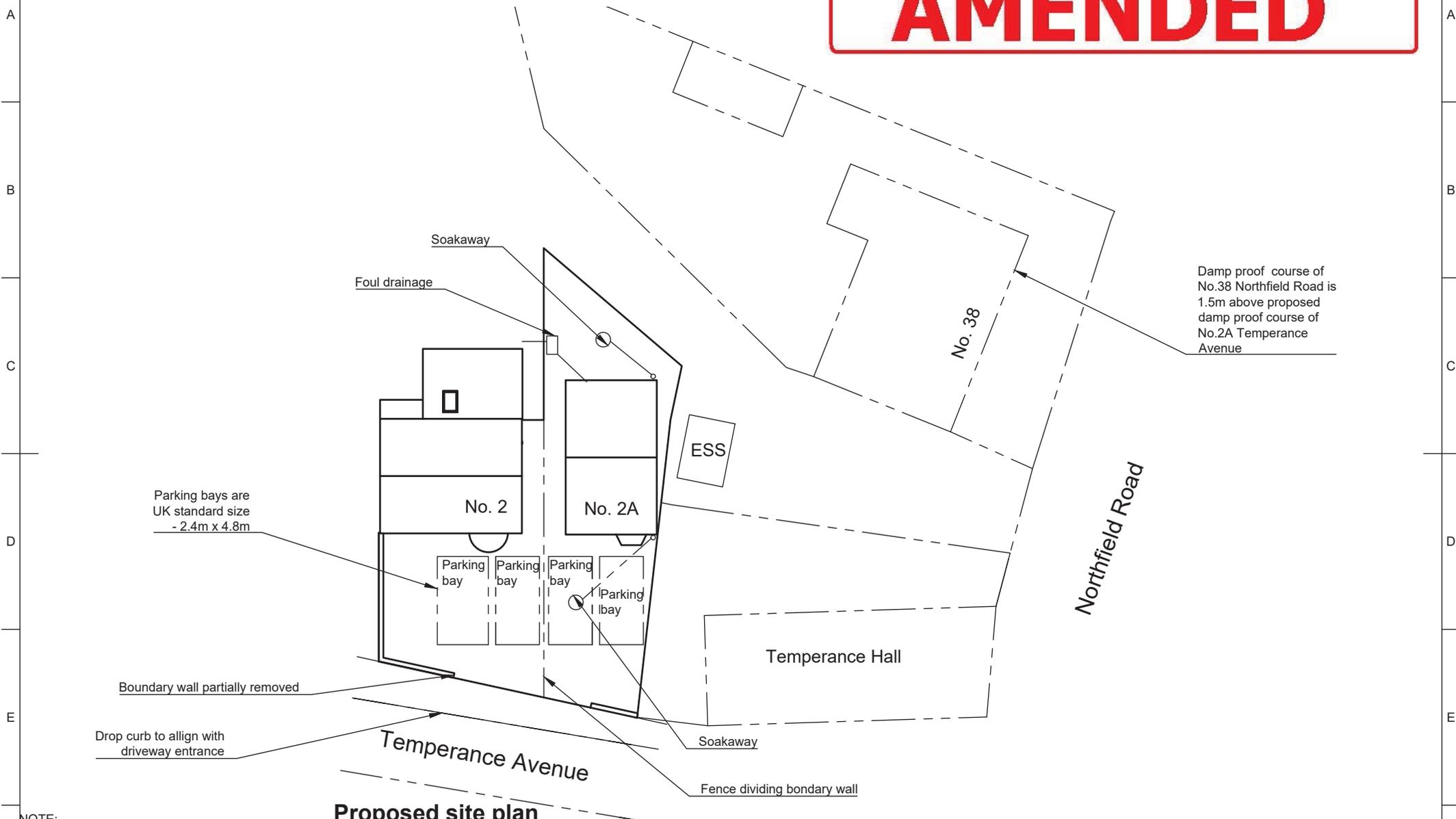
 Development Boundary

PA/2019/1844

**North
Lincolnshire
Council**

PA/2019/1844 Site layout plan (not to scale)

AMENDED



Proposed site plan

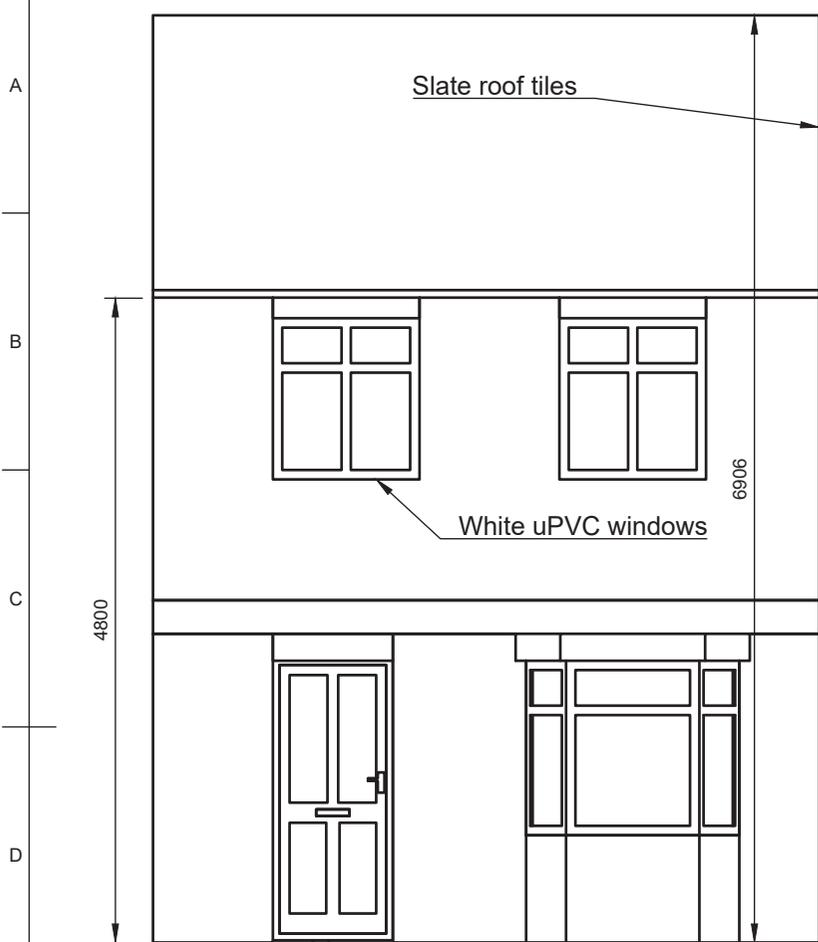
NOTE:
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All dimensions are in mm and are approximate & to be checked on site.

SCALE 1:200

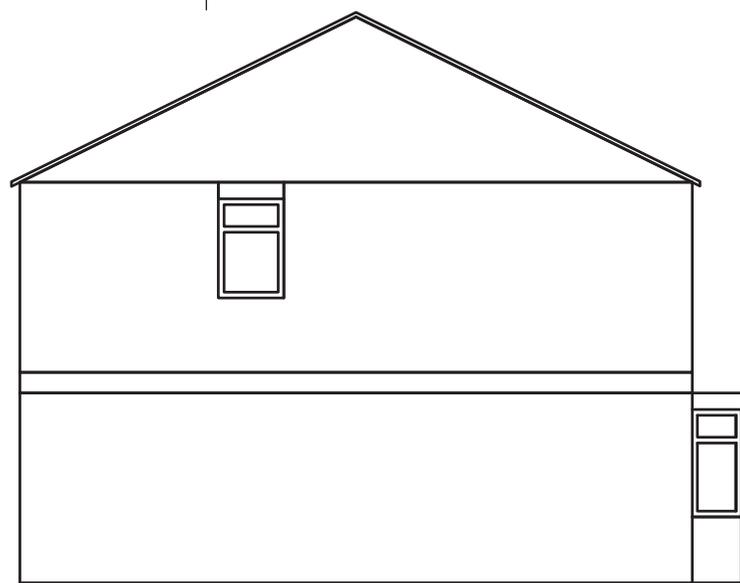
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Rev.	Date	Sheet	
	13.01.20	6/6	

PA/2019/1844 Elevations (not to scale)

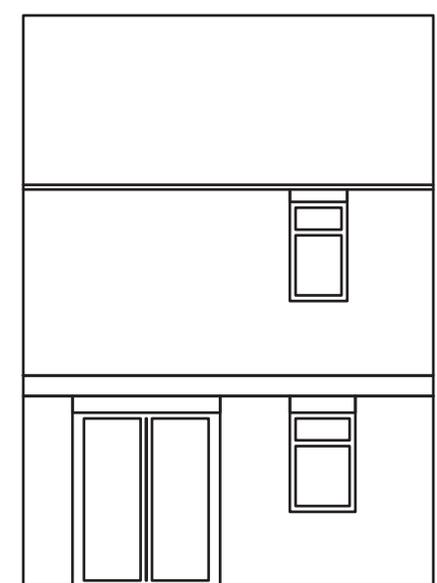


SOUTH (FRONT) ELEVATION

AMENDED



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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All dimensions are in mm and are approximate & to be checked on site.

SCALE 1:40, 1:65

Document type PLANNING DRAWINGS		Document status AWAITING APPROVAL	
Title Temperance Avenue House 2A ELEVATIONS		Firm Withane property services Ltd	
Rev.	Date	Sheet	
	13.01.20	3/6	