

APPLICATION NO	PA/2020/623
APPLICANT	Mr Steve Burdett, Pentire Properties Ltd
DEVELOPMENT	Planning permission to erect two detached dwellings with associated car parking (including demolition of existing dwelling)
LOCATION	The Paddocks, King Edward Street, Belton, DN9 1QN
PARISH	Belton
WARD	Axholme Central
CASE OFFICER	Scott Jackson
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Belton Parish Council

POLICIES

National Planning Policy Framework:

Chapter 2 – Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 16 – Conserving and enhancing the historic environment

North Lincolnshire Local Plan: Policies RD2, H5, H8, LC14, T1, T2, T19 and DS1 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS5, CS6, CS7 and CS8, apply.

CONSULTATIONS

Ecology: No ecological surveys are required. Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek biodiversity enhancement in accordance with policy CS17, the National Planning Policy Framework and Biodiversity Metric 2.0.

Highways: No objection, but recommend four conditions and an informative in relation to works within the highway.

LLFA Drainage: No objection, but recommend conditions.

Trees Officer: Trees/shrubs at the address appear to be of garden quality. Green infrastructure of the site with suitable landscaping needs to be conditioned if the council is minded to approve this application.

Historic Environment Record: The reduction in height of the dwellings is welcome. Satisfied that this proposal would not adversely affect the character of the Area of Special Historic Landscape Interest of the Isle of Axholme or its setting (local plan policy LC14) at this location.

If permission is to be granted, recommend a condition removing permitted development rights to avoid the unregulated extension upwards of the proposed dwellings or the extension of the built environment into the protected historic landscape area at the rear of the dwelling.

Environmental Health: The site walkover identified the site as containing a single residential dwelling with a garden, and several concrete walkways. No evidence of significant contamination was found during the site walkover.

Historical mapping shows buildings at the centre and southern end of the site circa 1886. These buildings were removed circa 1971. A railway track is identified to be on near the eastern boundary of the site circa 1907. Circa 1980 these tracks were removed. The building on the site currently has been present since circa 1980.

The preliminary conceptual site model and risk assessment identifies risk to human health from contamination. Due to the presence of possible contamination, the report recommends that further intrusive investigation is undertaken and puts forward outline proposals to assess the site for contamination. This department would recommend fully justified and robust proposals for investigation be submitted and approved by this department prior to any intrusive investigation taking place. Recommend a condition for further site investigation for contamination.

PARISH COUNCIL

Objects on grounds of lack of parking provision and over-development.

PUBLICITY

The application has been advertised by site notice. Five letters of objection have been received raising the following issues:

- provision should be made for a bat loft within the roof of the dwellings
- out of keeping
- the height of the dwellings should be reduced
- no requirement for additional housing in Belton
- lack of spacing between proposed and existing dwellings
- the dwellings will tower above neighbouring dwellings

- existing issue with HGV traffic along King Edward Street
- vehicles may be parked within the highway and result in congestion/obstruction
- the boundary hedge to the front of the site needs clearing or cutting back.

ASSESSMENT

The site consists of a chalet-style dwelling which is constructed from a mix of red brick, buff stone detailing and a dark smooth concrete tiled roof. The dwelling and its garden is located within the defined settlement boundary for Belton with off-street parking provision on a driveway to the front and a high conifer hedge along the King Edward Street frontage. The area is residential in nature and the primary school is within walking distance to the south-west. The site is located within flood zone 1 and this proposal seeks planning permission to erect two detached dwellings with associated off-street parking and private gardens to the rear; this includes the demolition of the existing house.

The main issues in the determination of this application are the principle of development, impact on the character and appearance of the street scene (including LC14 land) and upon residential amenity.

Principle

The site is within the defined settlement boundary for Belton, in a sustainable central location within easy walking and cycling distance of a range of local facilities, including a primary school, village hall, shop, doctor's surgery and hot food takeaway. In terms of sustainability, it is within walking distance of bus stops. The proposal therefore accords with the principles of sustainable development set out within the policies of the local plan, Core Strategy and the National Planning Policy Framework on delivering residential development in appropriate locations. The Housing and Employment Land Allocations DPD shows that this site is within the settlement boundary for Belton.

Policy H8 (Housing Design and Housing Mix) applies and states that new residential development will be permitted provided that it incorporates a high standard of layout which maintains, and where possible improves and enhances, the character of the area and protects existing and natural and built features, landmarks or views that contribute to the amenity of the area. This site constitutes developable land within the settlement boundary of Belton, in a sustainable location; there is therefore a presumption in favour of residential development.

Street scene and settlement character

The pattern of residential development around which development is proposed is mixed and principally comprises detached dwellings set back from the highway within spacious plots with large rear gardens and off-street parking to either the side or rear. The introduction of two detached modern dwellings with a ridge height of 9.2 metres, which will be sited in line with the front elevation of existing houses on the northern side of King Edward Street, is not considered to be out of keeping with the character and appearance of the street scene. The housing along this part of King Edward Street consists of a mix of designs, heights and ages, and includes a terrace of houses, modern detached dwellings and bungalows; the introduction of two modern, detached houses is therefore not considered to be at odds with the character and appearance of the street scene.

In terms of their appearance, the plans show the dwellings to be of the same design, scale and height, albeit handed the opposite way to one another. The front elevation comprises a balanced façade broken up by a full width canopy above a projecting section and first floor windows in vertical alignment with ground floor openings. To the rear a projecting gable is proposed with its roof line running perpendicular to the main ridge and two windows at first floor above patio doors. The side elevations are broken up to each side by window and door openings respectively. The application form states that the dwellings will be constructed from a red brick and a grey plain tile; this will ensure visual assimilation into the street scene as these materials are visually prevalent along King Edward Street.

The plans show there will be a gap of approximately 1 metre from the side elevations of the dwellings and the respective eastern and western boundaries of the site and a central pedestrian circulation space between the dwellings; this ensures there is sufficient clearance between the proposed dwellings and existing houses, and between the proposed houses themselves, to prevent a cramped or contrived form of development.

Concern was raised initially by the Historic Environment Record officer that the proposal had the potential to be at odds with the character, appearance and setting of the Isle of Axholme Area of Special Historic Landscape Interest, as defined by policy LC14 of the North Lincolnshire Local Plan. Following receipt of amended plans, which show a reduction in the height of the dwellings, the previous objections have been overcome. The HER has recommended a condition that householder permitted development rights are removed from each property owing to the potential of impact of additional built development to the rear of each plot and the intrusion into the LC14 land. It is worth noting, however, that this is an existing garden serving the dwelling and therefore the existing householder permitted development rights could be exercised which has the potential to result in built development in the rear garden of the dwelling; the subdivision of the land into two plots will not result in the intensification of domestic outbuildings being introduced into the rear part of the site. In addition, the proposal will not result in the gardens extending any further northwards into the LC14 land. On this basis the imposition of a condition removing householder permitted development rights is not reasonable or necessary.

In conclusion, the proposed development is considered to be in keeping with the character and appearance of the street scene in this part of Belton.

Residential amenity

The plans show there is sufficient space to the front of each dwelling to provide two or three parking spaces per dwelling together with a turning area; this will ensure there is sufficient parking provision commensurate to the size of each house (four-bedroom detached property) and which will negate the potential for vehicles being parked within the highway. It is noted that the provision of first-floor bathroom and en-suite windows has the potential to result in overlooking between the proposed dwellings; a condition is recommended that all first-floor bathroom/en-suite windows are fitted with obscure glazing to a minimum level 3 in accordance with the Pilkington Scale of Obscuration. It is considered there is a similar separation distance between the western wall of plot A and the eastern elevation of the neighbouring property when compared to the existing situation and therefore the proposal will not result in loss of residential amenity through having an overbearing impact. The amount of private amenity space proposed to the rear of the site is considered proportionate to meet the needs of the occupants of each dwelling.

In conclusion, the proposed development is not considered to result of loss of residential amenity in this case.

Other issues

A comment has been made which recommends the inclusion of bat lofts within the roof of each dwelling; a condition has been recommended by the council's ecologist which will ensure the provision of bat bricks and sparrow terraces within the construction of the new dwellings, thereby resulting in biodiversity enhancement from the proposals.

In addition, a condition has been recommended by Environmental Health in respect of further ground contamination investigation works. The existing site consists of a residential dwelling which has a built footprint across the majority of the site frontage and all of the land to the rear already serves as private amenity space. Given the proposals will result in two new dwellings in the same location on the site as the existing dwelling and that the rear part of the site will remain in use as private amenity space (albeit to serve two houses rather than one) it is not considered necessary or reasonable to recommend a condition for full land contamination investigation in this case. However, a condition is recommended that any unknown contamination found during any construction works is investigated further.

Pre-commencement conditions

The applicant's agent has agreed to the imposition of a condition requiring the submission of a species protection plan prior to any demolition/site clearance works.

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: 1007-01-01-01 B, 1007-01-01-02 A, 1007-01-02-02 A and 1007-01-02-01 A.

Reason

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

3.

No development shall take place until a species protection plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of measures to avoid harm to bats and nesting birds during demolition, vegetation clearance and construction works.

Reason

To conserve and enhance biodiversity in accordance with saved policy LC5 of the North Lincolnshire Local Plan and policy CS17 of the North Lincolnshire Core Strategy.

4.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity management plan to the local planning authority for approval in writing. The plan shall include:

- (a) details of bat roosting features to be installed in the new dwellings;
- (b) details of nesting sites to be installed to support starling and house sparrows;
- (c) restrictions on lighting to avoid impacts on bat roosts, bat foraging areas, bird nesting sites and sensitive habitats;
- (d) provision for hedgehogs to pass through any fencing installed between gardens and between areas of grassland;
- (e) prescriptions for the planting and aftercare of native trees and shrubs of high biodiversity value;
- (f) proposed timings for the above works in relation to the completion of the buildings.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

5.

The biodiversity management plan and species protection plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

6.

Within three months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) 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 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.

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), nothing shall at any time be erected, retained, planted or allowed to grow over 1.05 metres in height above the level of the adjoining carriageway for a distance of 2 metres from the highway boundary across the site frontage.

Reason

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

9.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

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

10.

No above-ground 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.

11.

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.

12.

The boundary treatment to be erected along all boundaries to the side and rear of the dwellings hereby permitted shall be a close-boarded 1.8 metre high fence and once

erected it shall thereafter be retained. None of the fencing shall be erected forward of the principal elevation of either dwelling at any time.

Reason

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

13.

Before the dwellings are first occupied, the bathroom and en-suite windows in the first-floor side elevation of both dwellings shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

Reason

To protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS5 of the North Lincolnshire Local Plan.

14.

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.

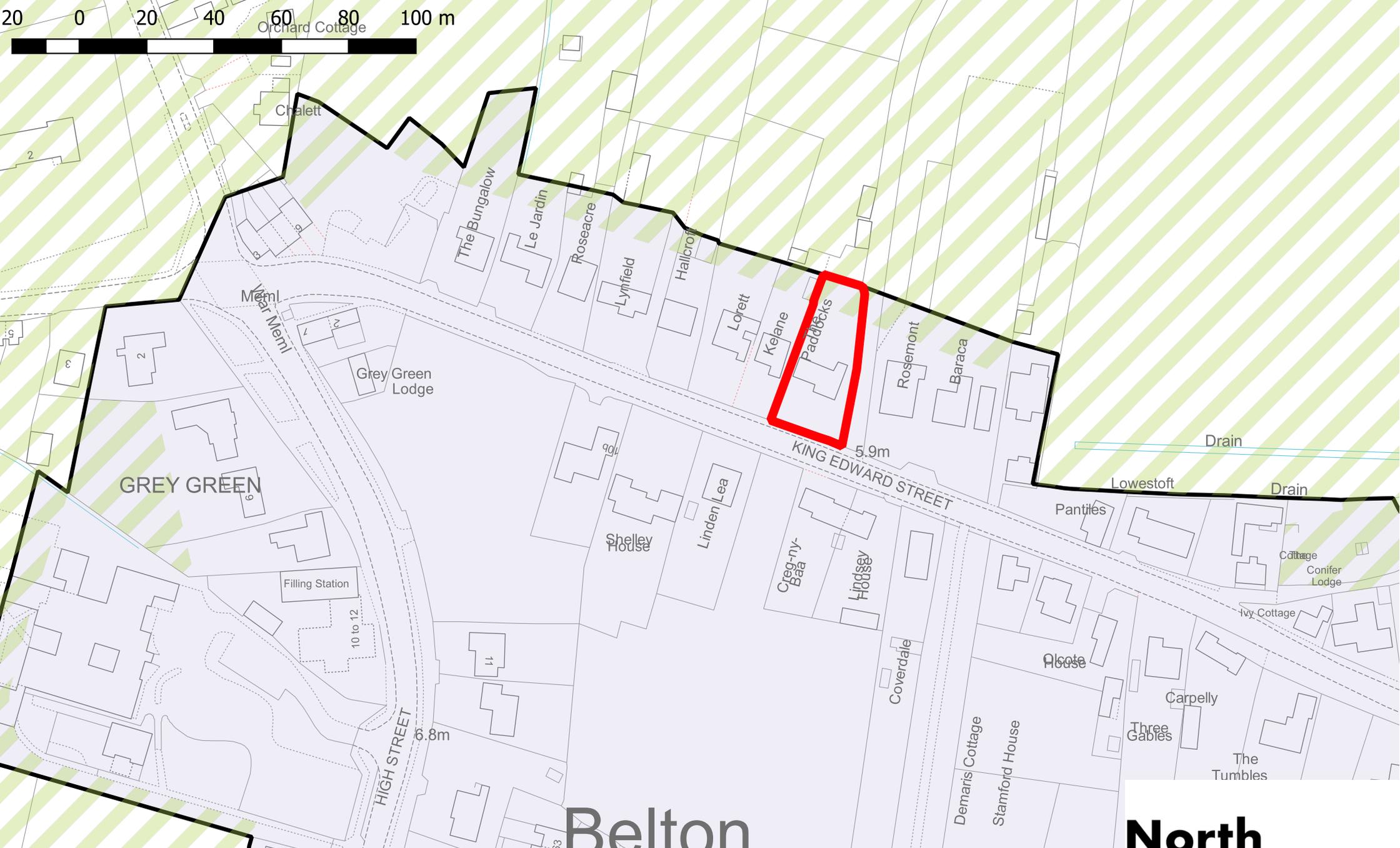
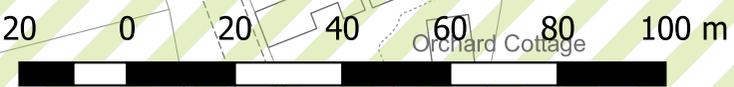
Informative 1

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.



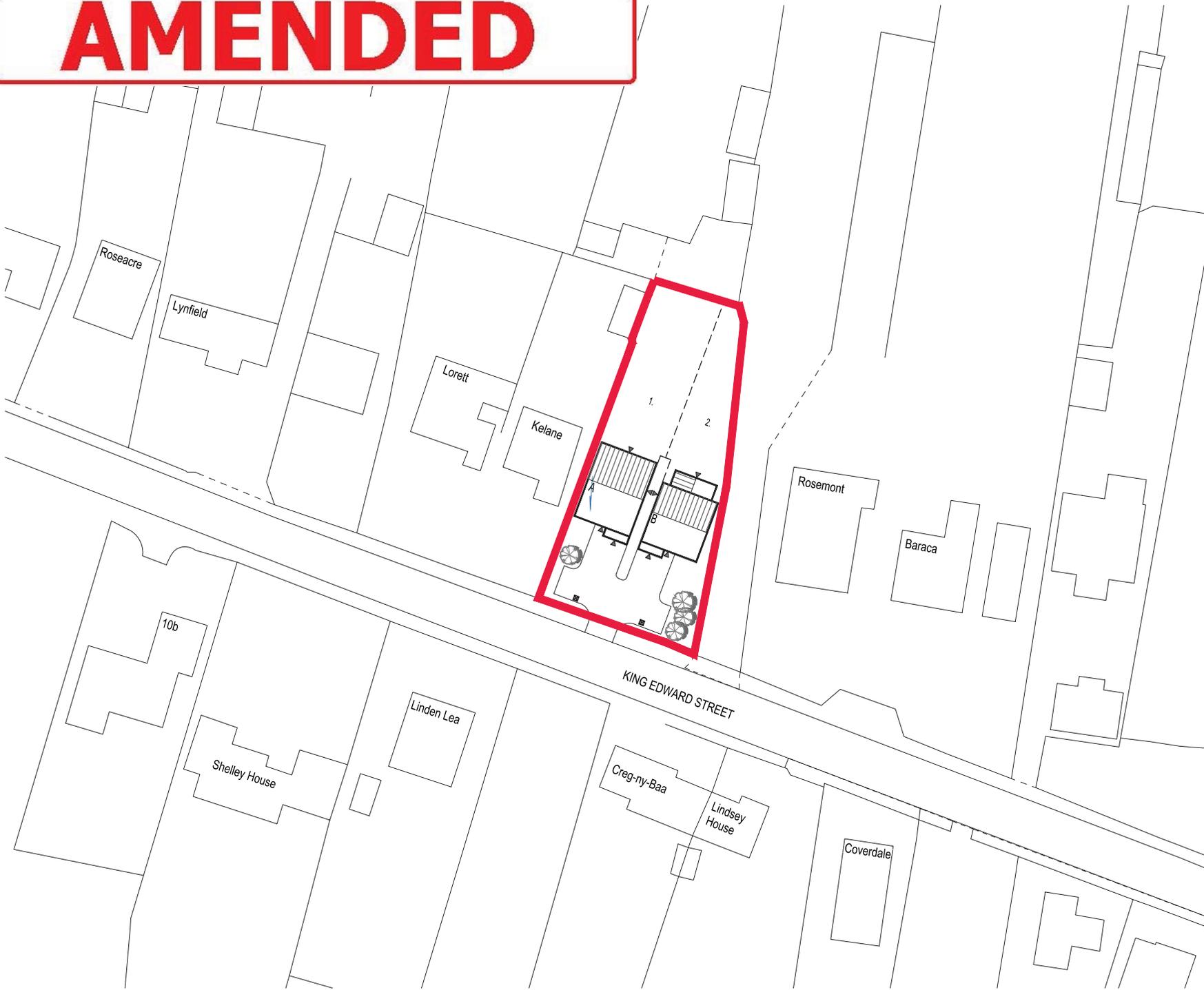
 Development Boundary
 LC14 Isle of Axholme Area of Special Historic Landscape

Belton

North Lincolnshire Council

PA/2020/623

AMENDED



- KEY:**
-  INDICATES SITE BOUNDARY
 -  INDICATED DWELLING ENTRANCE POINT
 -  INDICATES 1.5m CLOSE BOARDED FENCE
 -  INDICATES BIN COLLECTION POINT
 -  INDICATIVE LANDSCAPING

A	15.07.2020	CC	ROOFLIGHTS OMITTED FROM HOUSE TYPE BLOCKS
-	28.01.2020	CC	FIRST ISSUE
REV	DATE	BY	DESCRIPTION



Pure Offices, 4100 Park Approach, Thorpe Park, Leeds, LS15 8GB
 T: 07890280825 E: info@artreum.co.uk www.artreum.co.uk

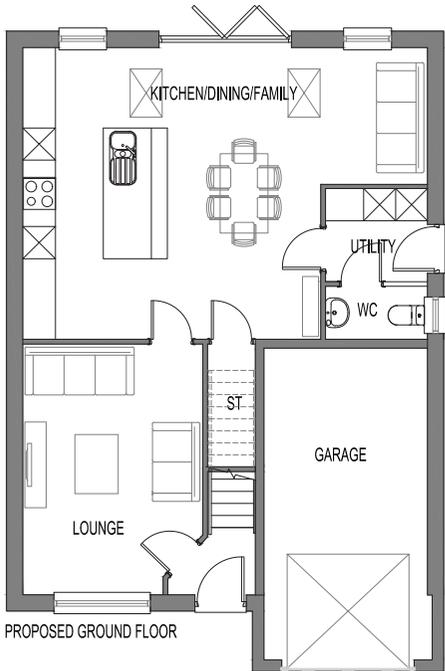
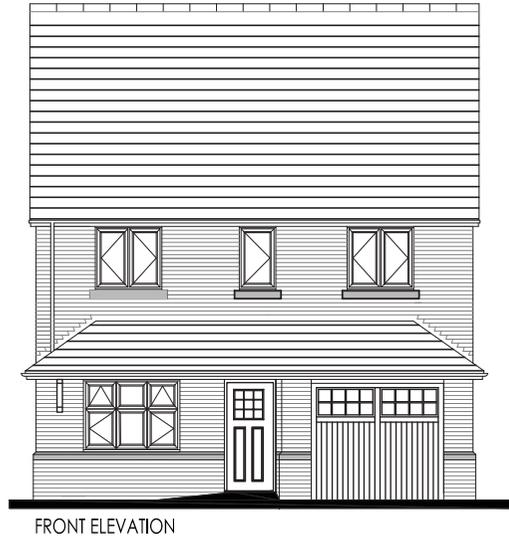
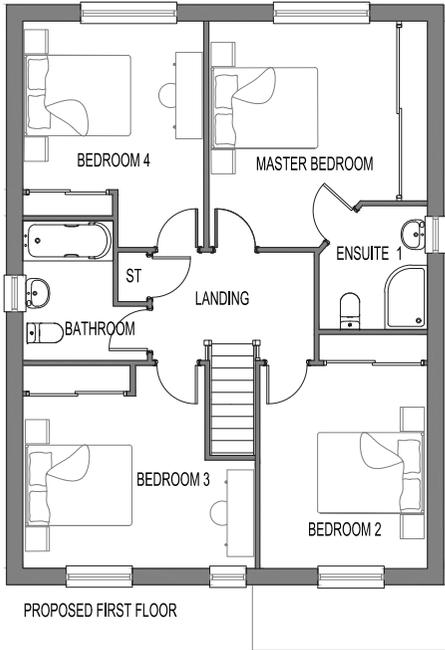
CLIENT: PENTIRE PROPERTIES

PROJECT: KING EDWARD STREET

TITLE: PROPOSED SITE LAYOUT PLAN

SCALE @ A3: 1:500	DWG No: 1007-01-01-02	REV: A
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AMENDED



REV	DATE	BY	DESCRIPTION
A	13.07.2020	CC	SECOND FLOOR REMOVED, RIDGE HEIGHT LOWERED.
-	28.01.2020	CC	FIRST ISSUE



Pure Offices, 4100 Park Approach, Thorpe Park, Leeds, LS15 8GB
 T:07950280825 E:info@artreum.co.uk www.artreum.co.uk

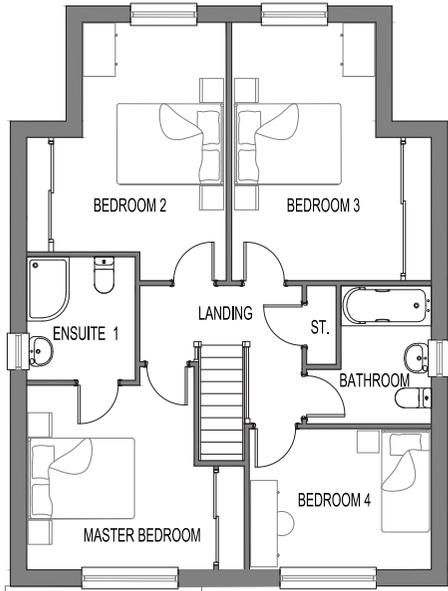
CLIENT: PENTIRE PROPERTIES

PROJECT: KING EDWARD STREET, BELTON

TITLE: PROPOSED FLOOR PLANS
 HOUSE TYPE A - 1496Sq.Ft

SCALE @ A3: 1:100	DWG No: 1007-01-02-01	REV: A
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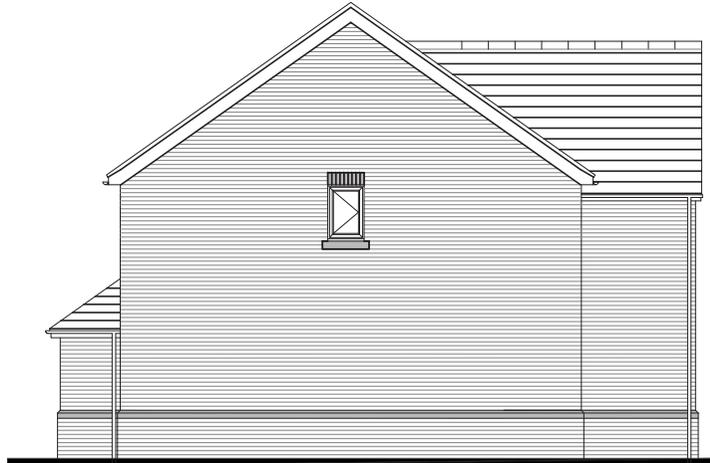
AMENDED



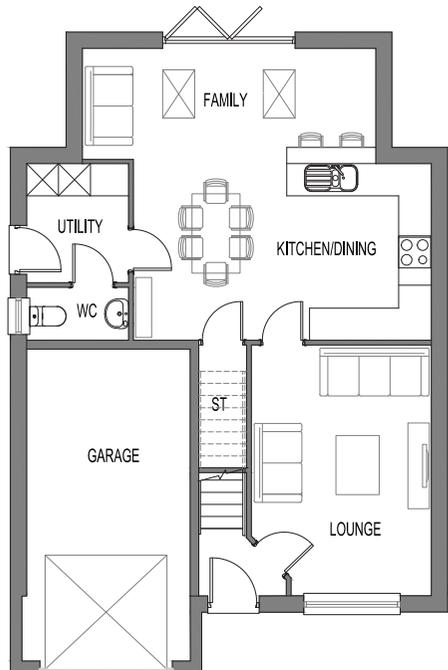
PROPOSED FIRST FLOOR



FRONT ELEVATION



SIDE ELEVATION



PROPOSED GROUND FLOOR



REAR ELEVATION



SIDE ELEVATION

A	13.07.2020	CC	SECOND FLOOR REMOVED, RIDGE HEIGHT LOWERED.
-	28.01.2020	CC	FIRST ISSUE
REV	DATE	BY	DESCRIPTION



Pure Offices, 4100 Park Approach, Thorpe Park, Leeds, LS15 8GB
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CLIENT: PENTIRE PROPERTIES

PROJECT: KING EDWARD STREET, BELTON

TITLE: PROPOSED FLOOR PLANS
 HOUSE TYPE B - 1388Sq.Ft

SCALE @ A3: 1:100 DWG No: 1007-01-02-02 REV: A