

**APPLICATION NO** PA/2020/181

**APPLICANT** Mr David Tennant, Bluebell Homes Ltd

**DEVELOPMENT** Application for approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2018/1327 dated 04/10/2018 to erect a detached chalet bungalow

**LOCATION** Land adjacent to 20 Vinehall Road, Haxey, DN9 2HU

**PARISH** Haxey

**WARD** Axholme South

**CASE OFFICER** Tanya Coggon

**SUMMARY RECOMMENDATION** **Grant approval subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Haxey 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 15 – Conserving and enhancing the natural environment

**North Lincolnshire Local Plan:** Policies H5, H8, T2, T19, DS1, DS7, DS14 and DS16 apply.

**North Lincolnshire Core Strategy:** CS1, CS2, CS3, CS5, CS7, CS8, CS17, CS18 and CS19 apply.

## **CONSULTATIONS**

**Highways:** No objection subject to conditions.

**LLFA (Drainage Team):** Views awaited.

**Environmental Health:** Views awaited.

## **PARISH COUNCIL**

Objection. The proposed dwelling is sited too far forward and needs to be moved further back on the site. There are privacy issues with regard to the proposed entrance door and the window is too close to the boundary.

## **PUBLICITY**

Advertised by site notice. No comments have been received.

## **ASSESSMENT**

The application site forms part of the garden to 20 Vinehall Road. The site has now been fenced off. The site is located within the development boundary of Haxey and is surrounded by residential properties on all sides. An outline application for a chalet bungalow on the site was approved by planning committee in October 2018, with access considered at that stage (PA/2018/1327). This is a reserved matters application for the appearance, landscaping, layout and scale of the dwelling.

**The only issues associated with this application are whether the appearance, landscaping, layout and scale are acceptable in terms of impact on the area and on neighbours. The principle of a dwelling on the site has been established through outline planning permission PA/2018/1327.**

### **Impact on the amenity of the locality**

In terms of impact on the area, a modest, well-designed, three-bedroom bungalow is proposed with a detached garage. Fencing and a wall to part of the site frontage will surround the site. There is sufficient amenity space on the site to serve the dwelling. Landscaping, in the form of a grassed area with small trees (flowering crab and silver birch), is proposed on the site. The dwelling is sited close to the site frontage, but there is a dwelling to the west located closer to the road than the proposed dwelling. This area of Vinehall Road comprises a mix of housing types and designs. The neighbouring property to the west is a detached bungalow and that to the east is a semi-detached two-storey dwelling. As a result it is considered that the proposed dwelling is not out of character with the area and will not result in any demonstrable harm to the amenity of the locality. The proposal therefore accords with policies CS2, CS5, CS7 and CS8 of the Core Strategy, and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

### **Impact on neighbours**

The site is adjoined by residential properties on all sides. The dwelling is a bungalow and to the east, south and western boundaries 300 millimetre gravel boards with a 1500 millimetre high close-boarded fence are proposed. This will avoid overlooking issues to adjoining properties as the windows in the proposed dwelling will be screened by the boundary treatment. The proposed dwelling is located over 4 metres from the bungalow to the west, almost 8 metres from the dwelling to the east and 9 metres from the southern boundary. It is therefore considered that no demonstrable harm will be caused to the amenity of adjoining neighbours, and it must be noted that no objections have been received from neighbours. The proposal therefore accords with policies CS2, CS5, CS7 and CS8 of the Core Strategy, and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

## **Other issues**

Planning conditions have been proposed by Highways but these have already been imposed on the outline planning permission, and as access is not being considered as part of the current application, cannot and do not need to be repeated on this reserved matters application.

### **RECOMMENDATION Grant approval subject to the following conditions:**

1.

The development hereby permitted shall be carried out in accordance with the following approved plans: 20-001-1, 20-001-2, 20-001-3, 20-001-4, 20-001-5 Rev A and email dated 17/03/2020 specifying the external materials to be used on the approved dwelling.

#### **Reason**

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

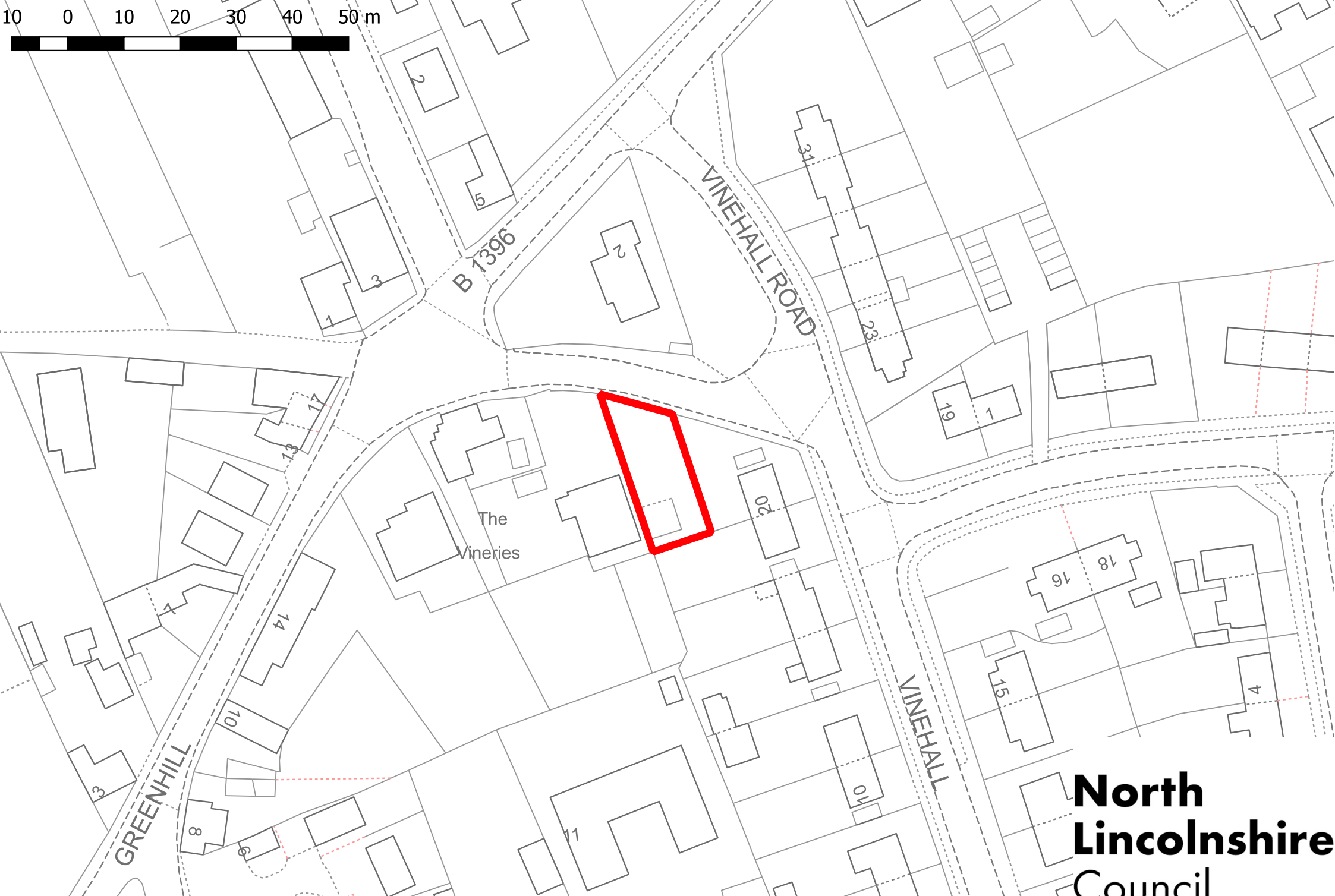
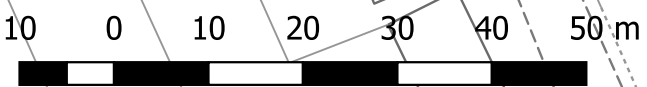
#### **Informative 1**

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**

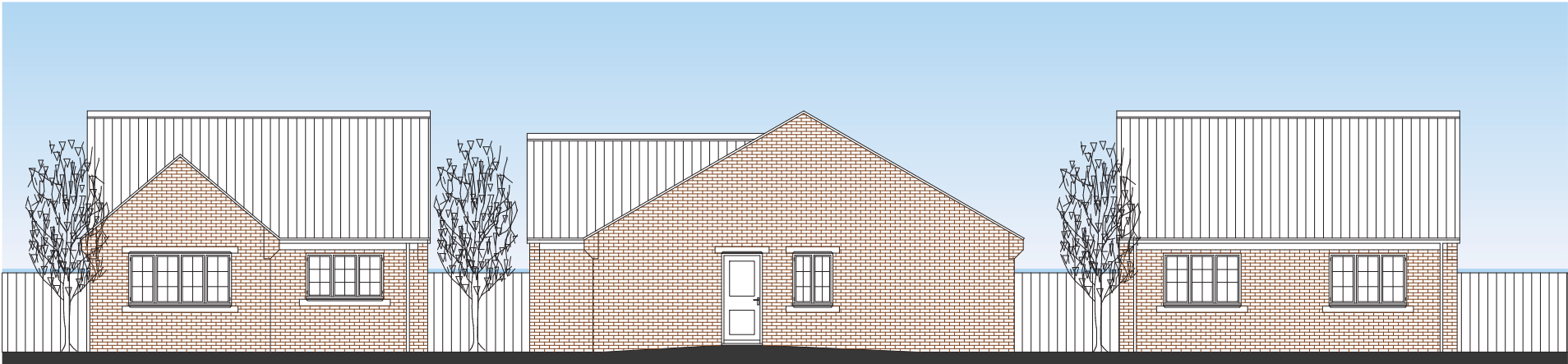
In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



**North  
Lincolnshire  
Council**

**PA/2020/181**

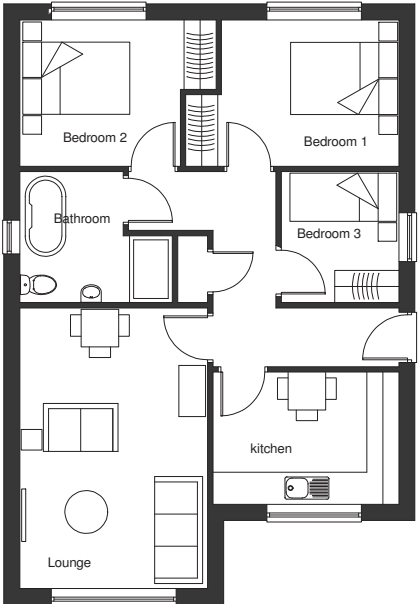
# PA/2020/181 Elevations and floor plan (not to scale)



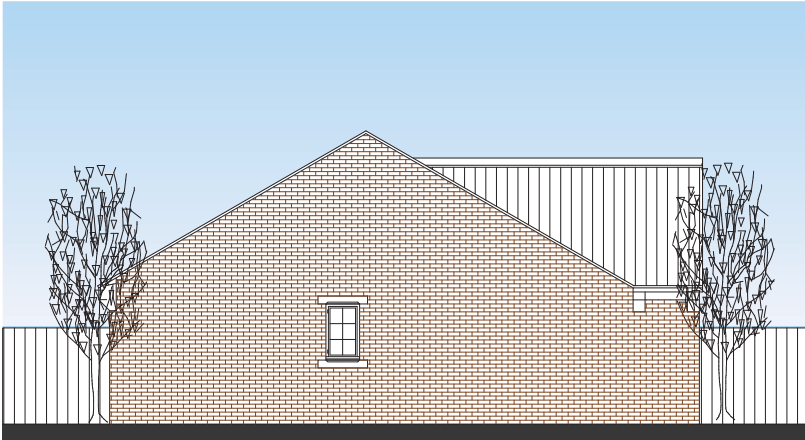
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



Floor Plan



SIDE ELEVATION

**BLUEBELL HOMES LTD**

**LAND TO REAR OF  
20 VINEHALL ROAD  
HAXEY  
DN9 2HU**


**BUNGALOW**

scale	date	drawn	checked
1:500 @ A3	Jan 20	PB	
drawing no	revision		
<b>20 - 001 - 3</b>			

**C3** Architectural Planning & Design Ltd

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email info@c3planninganddesign.co.uk

# PA/2020/181 Block plan (not to scale)

 Denotes proposed trees

## PLANTING SPECIFICATION

- A MALUS TSCHONOSKII (FLOWERING CRAB) light standard tree girth 6-8cm
- B BETULA PENDULA YOUNGII (SILVER BIRCH) light standard tree girth 6-8cm

**general guidance**  
 All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984).  
 the individual setting out of the plants on site shall be the responsibility of the contractor and should follow closely the locations shown on the detailed planting proposal drawings supplied by the landscape architect, contractor to ensure that plants are equally spaced within individual planting groups & ensure that smaller plants are located to the front of plant species groups as shown on detailed planting plans.  
 contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within tree protection zones in accordance with bs5837:2012. contractor shall not remove or relocate any tree protection fencing without prior consent of the client.  
 contractor to check the locations of all underground services, existing and proposed, prior to the excavation of any tree pits or shrub beds and identify any potential conflicts to the client.  
 all arisings shall be removed from site and the contractor shall at all times, keep the site free from rubbish and debris.  
 the contractor shall carry out the work while soil and weather conditions are suitable. planting is not to take place during periods of frost, strong winds or when the ground is waterlogged.  
 the contractor is to ensure that adequate watering and weed control is provided at the time of planting & it is the contractors responsibility to ensure that a suitable supply of water is available to execute the works. all plants are to be watered thoroughly before planting stage to ensure rootball is thoroughly soaked prior to final backfilling. any topsoil retained on site in stockpiles for use in planting works is to be stored in heaps of no greater than 1.2m in height and is to be kept weed free at all times. vehicles should be prohibited from tracking over any extent of the storage heaps. apply proprietary herbicide to any perennial weeds and allow a period of time recommended by manufacturer to elapse before disturbing and re-using elsewhere on site.  
 do not use peat or peat based products.  
 prior to planting, planting areas shall be cleared of any developing grass and weed growth physically and/or chemically with a proprietary translocated herbicide and a period of time shall be allowed to elapse as recommended by the manufacturer before commencement of soil preparation for planting.

**PLANTING CONDITIONS:**  
 Deciduous trees and shrubs shall be planted only during the season November - March, and only when the soil is in a friable condition. Evergreens may be planted September/October or April/May. Carry out preparation and planting while soil and weather conditions are suitable and when soil is not so wet that to work it would result in a loss of structure. Do not undertake work during periods of heavy frost or strong winds

**STAKING TREES:** Standard and Feathered trees shall be supplied with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Stakes shall be whole sections of softwood timber 50 mm. to 75 mm. top diameter, peeled and pressure treated in accordance with BS 4072. Tree to be secured with one tree tie with a spacer shall be positioned approximately 50 mm. from the top of the stake to hold the tree, ensuring that tree and stake do not touch in any place.

**TURFING**  
**Soil preparation and cultivation**  
 All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to contractors tip. Allow for hand cultivation where machines are not possible.

**Turf**  
 Turf shall be extra-quality meadow turf and shall comply to BS3969

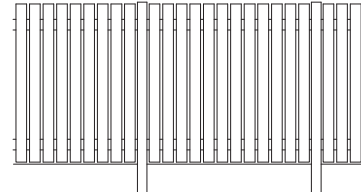
**Season**  
 Turf shall be laid when weather and soil conditions are suitable and where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in adverse weather conditions.

**Delivery and stacking**  
 For large areas, turf shall be delivered at appropriate intervals the work so as to avoid staking for long periods

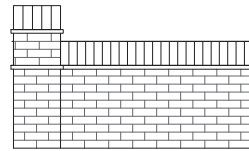
**Laying**  
 No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even till and firmness. Turfs from the stack shall be wheeled to turf layers on planks closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turfs shall be laid in consecutive rows with joints ( stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turfs previously laid. Where necessary, the turfs shall be lightly and evenly firmed with wooden beaters, the bottoms of the beaters frequently scraped clean of accumulated soil and mud. A dressing of finely sifted topsoil shall be applied and well brushed joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and / or packing fine soil under the turf. A roller shall not be used. Turf edges and margins shall be laid with whole turfs. Turfs adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

**Laying around trees**  
 Turf shall not be laid within 300mm of any tree trunk.

**Watering**  
 The contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in well watered.



denotes 1800 high concrete posts and 300 gravel boards with 1500 high close board fence



denotes 1000 high (225 w) brickwall with brick headers to finish and associated pillars

- MATERIALS**  
 Brick - Wienerberger Hatherway Brindle  
 Tiles - Black Largons with dry ridge and verge  
 Door - Black composite door  
 Windows - White UPVC  
 Facia/soffit - White PVC with black rainwater goods



AMENDED

**BLUEBELL HOMES LTD**  
**LAND TO REAR OF**  
**20 VINEHALL ROAD**  
**HAXEY**  
**DN9 2HU**

Rev A - Mar 20 - landscape and materials addedd

BLOCK PLAN			
scale	date	drawn	checked
1:500 @ A3	Jan 20	PB	
drawing no	revision		
20 - 001 - 5	A		

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