

<b>APPLICATION NO</b>	<b>PA/2022/658</b>
<b>APPLICANT</b>	Jonathan Lowe, Wolds Homes Ltd
<b>DEVELOPMENT</b>	Planning permission to erect a bungalow and an attached garage, with associated access works
<b>LOCATION</b>	Land to the rear of The Gables, Willow Lane, Goxhill, DN19 7JP
<b>PARISH</b>	Goxhill
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Jess Hill
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Goxhill Parish Council

## **POLICIES**

### **National Planning Policy Framework:**

Section 2 (Achieving well-designed places)  
 Section 4 (Decision making)  
 Section 5 (Delivering a sufficient supply of homes)  
 Section 12 (Achieving well-designed places)

**North Lincolnshire Local Plan:** Policies DS1, H5, H7, H8, T2, T19

**North Lincolnshire Core Strategy:** Policies CS1, CS2, CS3, CS5, CS7, CS8

**Housing and Employment Land Allocations DPD (2016):** The site is unallocated and located within the development limits of Goxhill.

## **CONSULTATIONS**

**Highways:** Advise a condition be attached to any permission granted requiring vehicle parking and turning space to be provided before the dwelling is occupied, and thereafter retained.

### **Environmental Protection:**

**Contaminated land** - This application for residential development is a sensitive end use. Currently the site is part of a residential garden; however, historical maps held by this department indicate that the proposed development is within the periphery of a former 'Smithy' (Blacksmiths). Therefore recommend the inclusion of a condition that if any contamination is found during development, no further development takes place until the method of how it shall be dealt with has been agreed and implemented.

**Noise, light, odour and air quality** - No further comments to make.

**Tree Officer:** No comments on the proposals.

**LLFA Drainage:** No objection to the proposed development subject to the imposition of a condition requiring details to be submitted and agreed of how surface water run-off from hard-paved areas within the site shall be prevented from entering the highway.

**Spatial Planning:** No response received.

**Recycling:** No response received.

## **PARISH COUNCIL**

Object based on the previously raised concerns of flooding in this location, that this has not been addressed and still remains an issue.

## **PUBLICITY**

A site notice has been displayed and one response has been received pointing out that there have been no problems since 2008 when Anglian Water addressed the drainage issues that had caused problems for most of the village.

## **ASSESSMENT**

### **Site location and context**

The site comprises part of the rear garden of The Gables on Willow Lane, within the development limits of Goxhill, as defined by the Housing and Employment Allocations DPD 2016.

### **Planning history**

PA/1997/0237: Planning permission to construct a pitched roof over existing garage – approved 16/04/1997

PA/2018/1617: Outline planning permission to erect a single-storey dwelling – approved 10/10/2018

PA/2019/1009: Outline planning permission to erect a single-storey dwelling – approved 31/07/2019

PA/2019/1185: Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2018/1617 dated 10/10/2018 to erect a single-storey dwelling – withdrawn 28/08/2019

### **Designations/constraints**

The site is not within or adjacent to a conservation area and there are no listed buildings next to the site.

Within Flood Zone 1 which is at low risk of flooding.

## **Proposal**

Full planning permission is sought to erect a single-storey bungalow within the existing rear garden of The Gables, Willow Lane, Goxhill. The proposed bungalow will be accessed via the existing driveway and incorporates a single garage with room for parking in front of the garage. The proposed dwelling features an L-shaped layout with an area for a garden retained to the east. The site is within a residential area of the village.

**The main considerations of relevance in the assessment of the application include the following:**

- **principle of development**
- **residential amenity**
- **design and appearance**
- **flood risk and drainage**
- **access and highway safety.**

### **Principle of development**

The site is within the development limits of Goxhill, as identified by the Housing and Employment Land Allocations DPD 2016.

Goxhill is defined as a 'rural settlement' in the spatial hierarchy for North Lincolnshire in the Core Strategy. Policy CS1 (Spatial Strategy for North Lincolnshire) supports limited development in rural settlements such as Goxhill provided it is in keeping with the character and nature of the settlement. Policy CS2 (Delivering More Sustainable Development) allows for small-scale development within the defined development limits of rural settlements.

Policy CS3 (Development Limits) allows for appropriate development within defined development limits, provided the proposed development responds to the context of the area and the settlement has capacity to accommodate the proposed development based on existing and proposed infrastructure.

Policy CS8 (Spatial Distribution of Housing Sites) allows for new housing within rural settlements, including small-scale infill development, that maintains the viability of the settlement and meets identified local needs without increasing the need to travel. The proposed bungalow is considered to comprise suitable infill development that is of a moderate scale and responds to the context of the surrounding area within Goxhill.

Policy H7 (Backland and Tandem Development) allows for development in gardens provided there would no adverse effect on the amenities of any neighbouring properties (part i), and the proposal would not affect the general quality and character of the area (part ii). The proposed development for one dwelling is considered to be of a suitable scale for the site given it will be single-storey and largely screened by existing vegetation.

There is also an extant permission for one dwelling on the site (PA/2019/1009). This forms a material consideration in the determination of the application given the principle of development has previously been found to be acceptable.

The proposals therefore accord with policies CS1, CS2, CS3 and CS8 of the Core Strategy and policy H7 of the local plan and as such the principle of development is acceptable.

### **Residential amenity**

Policy DS1 (General Requirements) requires proposals to be assessed to ensure they would not result in an unacceptable impact or loss of amenity to neighbouring land uses, including as a result of the effects of overlooking or overshadowing.

The proposed dwelling is single-storey and would be of a suitable scale within the garden, which is largely screened by existing vegetation in the form of a tall hedge around the edge and trees along the western edge. The proposed dwelling is approximately 4m to the southwest of 18 Meadow Close, and approximately 5.5m to the southeast of 16 Meadow Close. The proposed dwelling is suitably positioned in relation to these properties and as such would not result in an adverse impact in terms of overshadowing or overlooking.

Policy H7 requires proposals for backland development, such as within residential gardens, to be assessed to ensure there is no adverse effect on the amenities of neighbouring uses (part i). This includes ensuring proposals would not result in unacceptable levels of:

- (a) overlooking and loss of privacy;
- (b) loss of amenity area to the adjoining dwellings; and
- (c) the level of nuisance resulting from the movement of vehicles to and from the proposed development.

In terms of the above referenced criteria, the proposed bungalow is suitably positioned so as not to result in overlooking or loss of privacy. As set out above, there are suitable separation distances and it is not considered there would be unacceptable levels of overlooking, largely due to existing screening provided by boundary hedgerows and vegetation. The bungalow would result in the loss of part of the garden of The Gables; however, there would still be a suitable amount of amenity space in addition to a suitably sized garden for the new property (approximately 20m x 11m). The proposed bungalow is expected to result in one or two vehicles accessing the property. This is not expected to result in a nuisance in terms of vehicle movements. The proposals are therefore considered to accord with policy H7 in terms of their impact on residential amenity.

The dwelling is therefore expected to have an acceptable impact on the residential amenity of neighbouring properties and is considered to comply with policy DS1 and H7 of the local plan.

### **Design and appearance**

Policies DS1 (General Requirements) and CS5 (Delivering Quality Design in North Lincolnshire) encourage the design and external appearance of proposals to reflect or enhance the character, appearance and setting of the immediate area.

The proposed dwelling features a simple modern design which is appropriate for the location. Given the dwelling is located to the rear of the existing property's garden it would not be highly visible from Willow Lane. The top of the dwelling will be visible from Meadow Close to the north; however, the existing hedgerow that will be retained will screen most of the dwelling. The existing boundary treatments are proposed to be retained.

The proposed materials include red textured brick and white uPVC windows. Details of the exact materials will be secured by condition to ensure they are in keeping with the character of the street scene.

The proposed dwelling is appropriate in scale to its surroundings and will have an acceptable impact on the character and appearance of the street scene.

### **Flood risk and drainage**

Policies CS19 and DS16 relate to flood risk and seek to ensure that suitable drainage strategies are secured for developments. The site is within SFRA Flood Zone 1, which is an area considered to be at a low risk of flooding.

The parish council have objected to the proposals based on concerns relating to flooding in the area. The council's drainage officer has reviewed the proposals and has no objections to the proposed dwelling subject to a condition requiring details of an effective method to prevent surface water run-off from any hard paved areas within the site onto the highway. As such, it is considered that the proposed development would have an acceptable impact in terms of flood risk and drainage.

### **Access and highway safety**

Policies T2 (Access to Development) and T19 (Car Parking Provision and Standards) require proposals to be served by a satisfactory access and suitable parking arrangements.

The proposed dwelling will be accessed using the existing driveway which will become a shared driveway. There is adequate space for parking and for vehicles to turn to access the dwelling. The council's highways officer has reviewed the proposals and has no objections subject to a condition. The proposals are therefore acceptable in terms of their impact on highway safety.

### **Other issues**

The Environmental Protection officer has reviewed the proposals and has confirmed there are not expected to be any issues in terms of noise, light pollution, odour or air quality. A condition has been recommended to ensure that if contamination is found during development, no further development shall take place until the method as to how it will be dealt with has been agreed and implemented. This condition is considered suitable and proportionate given the previous use of the site as a garden.

The proposed bungalow would not require the removal of any trees. The Tree Officer has reviewed the proposals and has no objections to the proposals. The site is also not subject to any ecological designations and as such the proposals are considered to be acceptable in terms of their ecological impact.

### **Conclusion**

The proposed dwelling is considered to be suitable in its scale and positioning and as such is recommended for approval. The proposed dwelling is in Flood Zone 1, which is considered to be at a low risk of flooding and the proposals are considered to be acceptable in flood risk terms.

## **Pre-commencement conditions**

The applicant has confirmed that the drainage pre-commencement condition is acceptable.

### **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 Plans & Elevations With Garage (WDL-001)
- Block Plan (Proposed) (WDL-003)
- Location Plan (WDL-004).

#### **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.

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 approved in writing by the local planning authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained.

#### **Reason**

In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraph 163 of the National Planning Policy Framework.

5.

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 by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

#### Reason

To ensure that risks from land contamination to 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.

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.

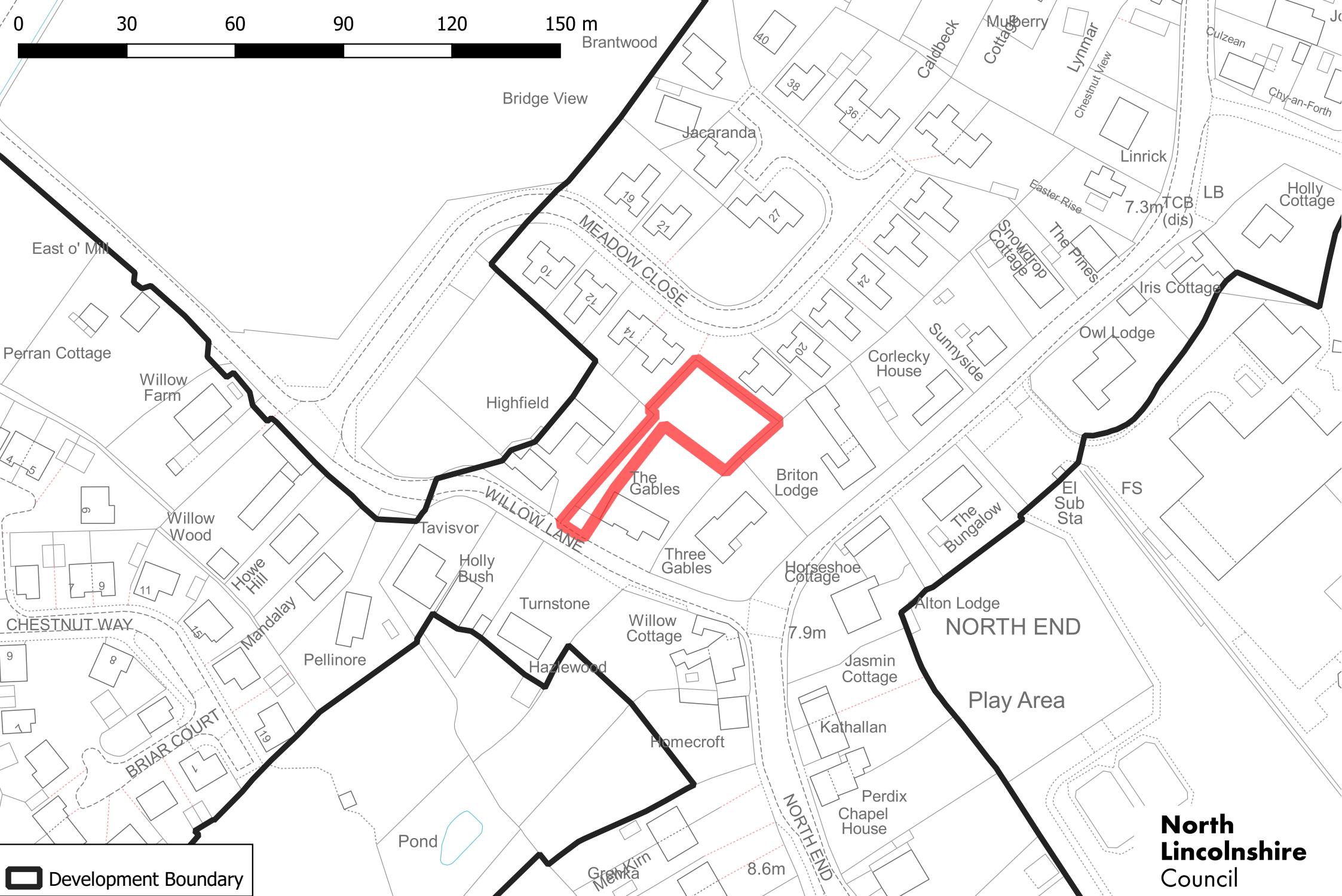
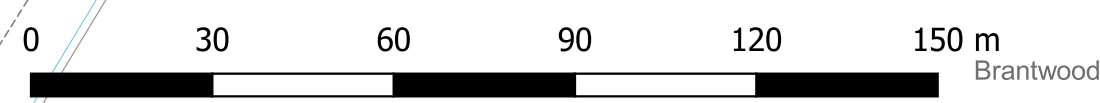
#### **Informative 1**

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.



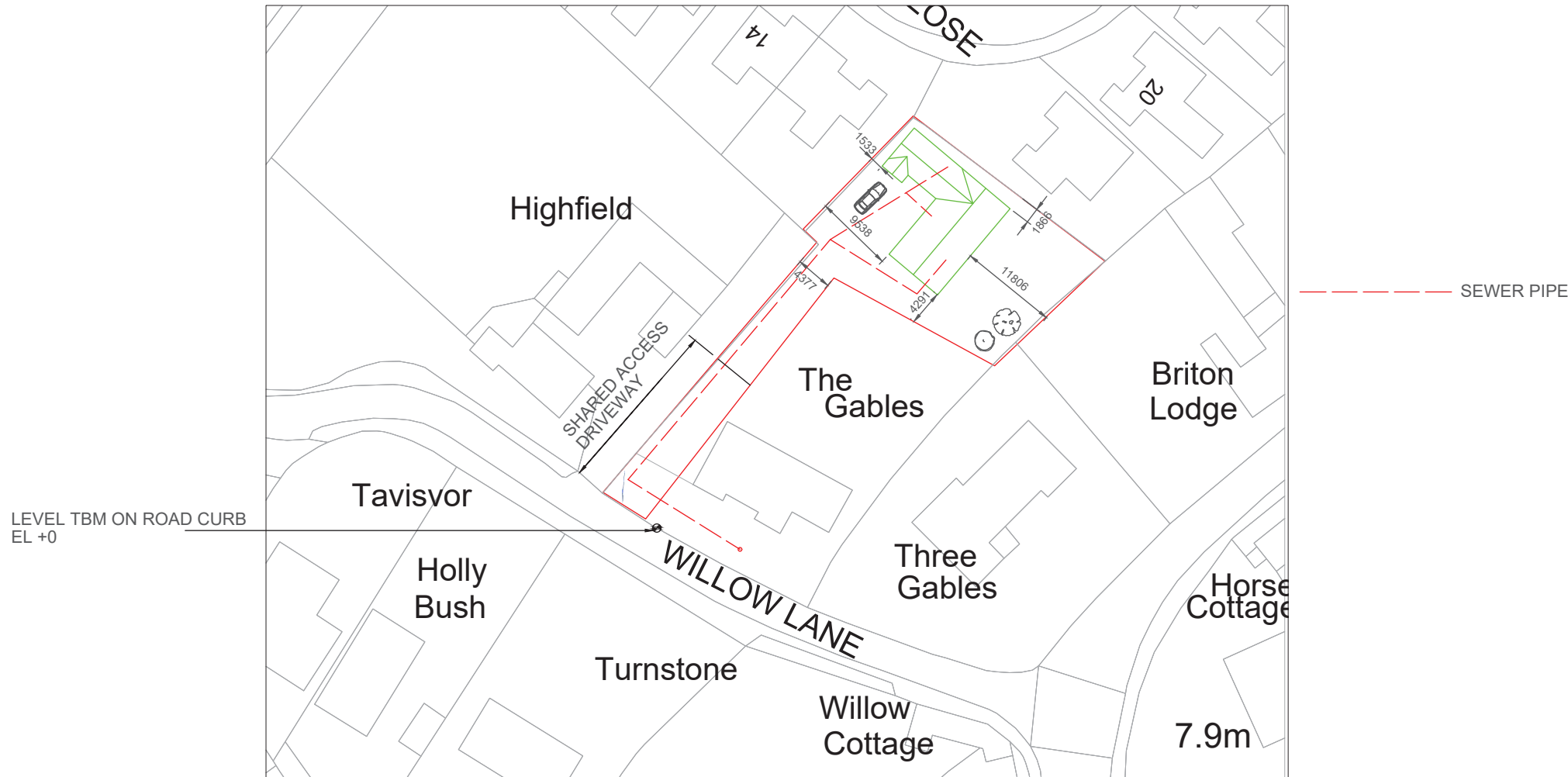
 Development Boundary

**PA/2022/658**

**North  
Lincolnshire  
Council**



# PA/2022/658 Proposed layout (not to scale)



Rev	Description	Date	By	Chk'd	App
P2	General Update	23-04-22	JDL		
P1	Preliminary Issue	28-03-22	JDL		

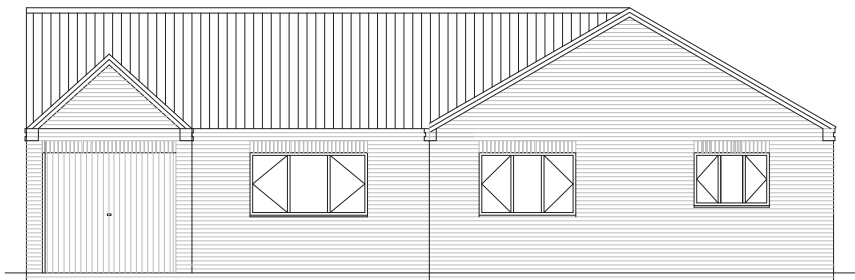
**Wolds Homes Limited**

2 Alfred Smith Way  
Legbourne  
Louth  
LN11 8NE

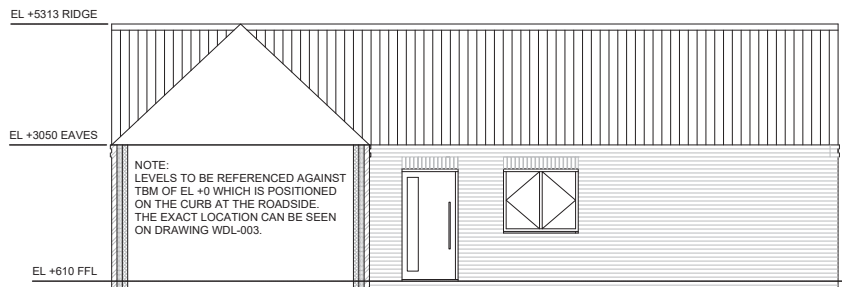
T. 07947 178 931

Project: Land At The Gables, Willow Lane Goxhill, North Lincs, DN19 7JP	
Client: Wolds Homes Ltd	
Drawing: Block Plan (Proposed)	
Role: Architect / Developer	
Drawing Status: <b>For Approval</b>	Rev. P2
Job no. 001	Scale@ A3: 1:500
Drawing Number: WDL-003	

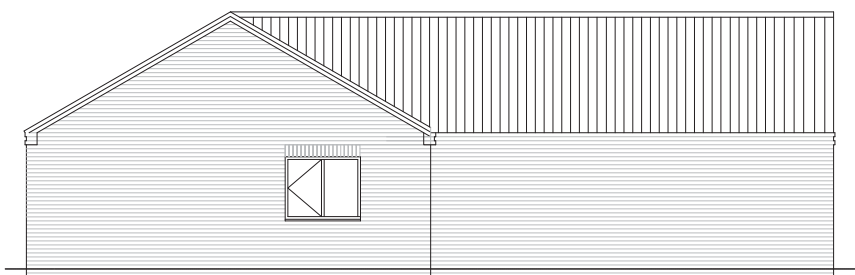
# PA/2022/658 Proposed plans and elevations (not to scale)



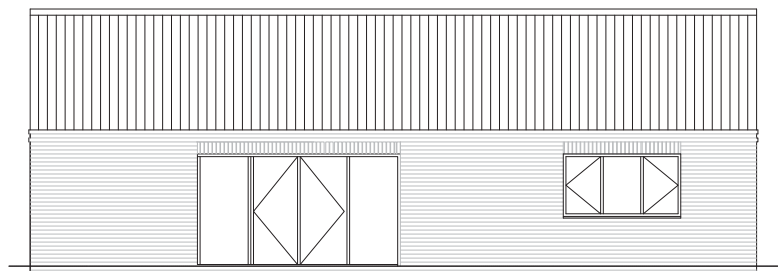
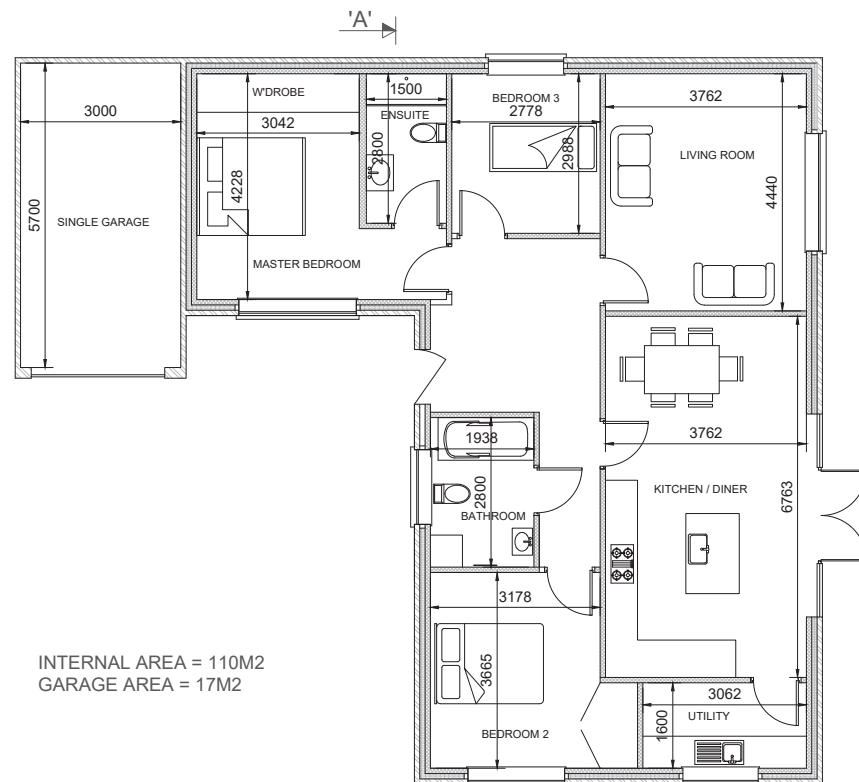
FRONT (SOUTH ELEVATION)



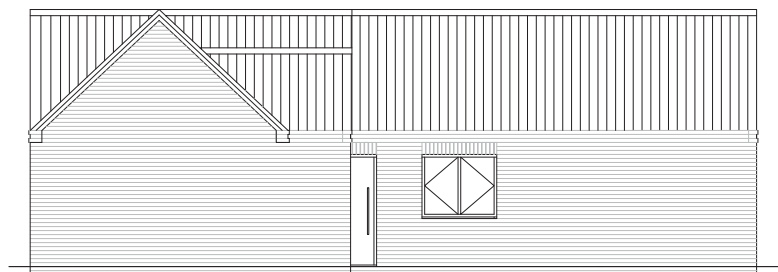
VIEW 'A-A'



REAR (NORTH ELEVATION)



SIDE (EASTERN ELEVATION)



SIDE (WESTERN ELEVATION)

<p><b>Wolds Homes Limited</b></p> <p>2 Alfred Smith Way Leighbourne Louth LN11 8NE</p> <p>T. 07947 178 931</p>		<p>Project: Land At The Gables, Willow Lane Goxhill, North Lincs, DN19 7JP</p>													
		<p>Client: Wolds Homes</p>													
<table border="1"> <tr> <td>P2</td> <td>View Notation Added</td> <td>23-04-22</td> <td>JDL</td> </tr> <tr> <td>P1</td> <td>Preliminary Issue</td> <td>28-03-22</td> <td>JDL</td> </tr> <tr> <td>Rev</td> <td>Description</td> <td>Date</td> <td>By</td> </tr> </table>		P2	View Notation Added	23-04-22	JDL	P1	Preliminary Issue	28-03-22	JDL	Rev	Description	Date	By	<p>Drawing: Proposed Plans &amp; Elevations With Garage</p>	
		P2	View Notation Added	23-04-22	JDL										
P1	Preliminary Issue	28-03-22	JDL												
Rev	Description	Date	By												
<p>Role: Architect / Developer</p>		<p>Status: <b>For Approval</b></p>													
		<p>Rev. P2</p>													
<p>Job. no. 001</p>		<p>Scale@ A1: 1:50</p>													
		<p>Drawing Number: WDL-001</p>													