

APPLICATION NO PA/2022/765

APPLICANT Mr D Jennings

DEVELOPMENT Planning permission to make alterations and extensions to existing dwelling to create additional accommodation, including ground-floor annexe

LOCATION 25 North Street, Owston Ferry, DN9 1RT

PARISH Owston Ferry

WARD Axholme South

CASE OFFICER Deborah Oikeh

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Departure from the development plan

POLICIES

National Planning Policy Framework: 78

North Lincolnshire Local Plan: DS1, DS5, T2, T19, RD2, RD10, DS14, DS16

North Lincolnshire Core Strategy: CS1, CS5, CS19

CONSULTATIONS

Highways: No objections or comments.

Drainage (Lead Local Flood Authority): No objections or comments.

Archaeology: No objection subject to standard conditions securing the use of appropriate traditional building materials in accordance with policy LC14 of the local plan.

Environmental Protection: Recommends a pre-commencement condition relating to contamination.

PUBLICITY

Advertised by site notice. One comment has been received regarding the boundary line.

ASSESSMENT

Planning history

PA/2007/1779: Planning permission to convert a barn to a dwelling with associated alterations and erect a replacement garage (re-submission of PA/2007/0886) – approved 19/12/2007

PA/2011/0423: Planning permission to convert a barn into a dwelling with associated alterations and erect a replacement garage – refused 19/07/2013

PA/2016/753: Planning permission to erect an agricultural building – approved 05/08/2016.

Proposal

This proposal relates to the alteration and extension of an existing dwelling following the demolition of existing outbuildings. Associated works will include the erection of new brick walls to the side and front and refurbishment of the driveway. The application site comprises a two-storey dwelling converted from an agricultural barn as well as other detached outbuildings. The dwelling is sited gable-end to North Street in Owston-Ferry and can be accessed via a private drive.

Site constraints

- Within flood zone 2/3a Fluvial as set out in the North Lincolnshire SFRA 2011
- Outside the development boundary for Owston Ferry as set out in the Housing & Employment Land Allocations DPD (HELA DPD) 2016
- Within the Area of Special Historic Landscape Interest of the Isle of Axholme (local plan policy LC14).

Main considerations

- **Impact upon character and appearance**
- **Impact upon residential amenity**
- **Impact upon highway safety**
- **Flood risk and drainage**
- **Land contamination.**

Principle of development

Policy CS1 of the Core Strategy states, ‘...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 consider 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.’ The policy also states, ‘In the countryside, support will be given to development that promotes rural economic diversification and small-scale employment opportunities, particularly on previously used land or in existing rural buildings.’

Policy CS2 states, ‘Any development that takes place outside the defined development limits of settlements or in rural settlements in the countryside will be restricted. Only development which is essential to the functioning of the countryside will be allowed to take place. This might include uses such as those related to agriculture, forestry or other uses

which require a countryside location or which will contribute to the sustainable development of the tourist industry.'

However, policy RD2 is supportive of proposals for the replacement, alteration and extension of an existing dwelling in the open countryside, subject to an assessment of its impact on the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials.

Policy LC14 relates to the Area of Special Historic Landscape Interest and does support development required to meet the socio-economic need, tourist, outdoor and recreation needs of rural communities provided the design, siting and materials reflect the traditional character of the buildings in the area and that of the historic landscape.

Policy RD10 also applies and states that proposals to replace, extend or alter dwellings in the open countryside will only be permitted provided that [amongst other criteria] '(ii) the volume of the proposed extension or alteration does not exceed that of the original dwelling by 20%, exclusive of the normal permitted development rights, and the original dwelling forms the dominant visual feature of the dwelling as extended'.

The proposals will be in excess of the recommended volume by about 30%; however, if permitted development rights were to be exercised, the volume of additional extensions/outbuilding may exceed 30%. It is worth noting that the outbuildings are in a state of disrepair and so will need to be replaced or removed in any case. In addition, the proposed extension will not be subservient enough to view the original dwelling as the dominant visual feature. This is a trade-off for flood risk mitigation. As the area is set within SFRA flood zone 2/3a fluvial, Environment Agency standing advice for householder extensions requires floor levels within the proposed development to be set no lower than existing levels and flood proofing of the proposed development to be incorporated where appropriate. As a consequence, the floor level of the proposed extension could not be set lower than the existing and raised terraces/platforms are included in the flood mitigation strategy.

North Street and the nearby settlement is considered sustainable given the level of service and infrastructural facilities in the area. The proposed design and materials are also considered sympathetic and respectful of the character of surrounding buildings and the landscape. The proposal is therefore considered acceptable in principle.

Impact upon character and appearance

Policy CS5 of the North Lincolnshire Core Strategy and policy DS1 of the local plan are both concerned with the quality of design of a proposal and the impact on the appearance and character of the area. Policy CS5 states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.' Furthermore, policy RD10, paragraphs (iii) and (iv) specifically relate to the character and appearance of development in rural areas. Paragraph (iii) requires all new construction to be of a high standard of design and in particular to reflect the architecture of the building and/or vernacular styles in the locality and paragraph (iv) requires the appearance or use of the dwelling as replaced, extended or altered to not adversely affect the amenity of local residents or the appearance of the locality.

The proposal will have a pitched roof and gable features. The scale, design and materials of the proposed extension are considered proportional and sympathetic. There is a mix of properties along North Street, ranging from two storeys to bungalows, with traditional and modern housing designs. Most of the houses on the road are not built in similar style and architectural design; however, the design of the extension will be in keeping with the character of the dwelling and surrounding area. The site is within the LC14 area. The council's archaeologist has been consulted and considers the proposal would not adversely affect the character of the historic landscape providing that the building and materials are appropriate to the area. A condition is recommended to this effect and would be attached to any permission granted.

Impact upon residential amenity

Policies DS1 and DS5 of the North Lincolnshire Local Plan are concerned with residential extensions. Policy DS5 specifically applies to residential extensions and states that planning applications for residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed provided that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The application site is considerably set back from adjacent sites and dwellings along North Street. The proposal would be directly abutted on either side by driveways and partly screened by trees. As the openings to the extensions are front and side-facing, the amenity of the nearest dwelling to the rear of the proposal would not be adversely impacted. Given the aforementioned, it is considered that its impact upon neighbouring amenity will not be detrimental.

Impact upon highways

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 is concerned with parking provision, as well as general highway safety.

The application site can be accessed via a private driveway along North Street and has an existing parking area. The council's highways department has been consulted on the proposal and has raised no objections.

Drainage and flood risk

Policy CS19 of the Core Strategy is concerned with flood risk, whilst DS14 and DS16 of the local plan are concerned with flood risk, drainage and foul water. In this regard, the applicant has incorporated measures to mitigate flood risk in the design of the proposal. The Lead Local Flood Authority has been consulted and has no objections to the proposal.

Land contamination

Given the nature of the previous use of the site (coal house and workshop), there is a potential for land contamination. The council's Environmental Protection department has recommended conditions to mitigate any potential impact.

Conclusion

The proposal is for the alteration and extension of an existing dwelling following demolition of outbuildings on the site. The site is in a relatively sustainable location with appropriate infrastructure and local services. The proposal is therefore recommended for approval given that it is a small-scale development.

Pre-commencement condition

The pre-commencement condition included in the recommendation has been agreed with the agent/applicant.

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:

Location plan and existing plans CWX-JEN-2022-01B

Proposed site plan CWX-JEN-2022-101C

Proposed elevation plan CWX-JEN-2022-02C.

Reason

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

3.

The materials and finishes of the new areas of brickwork shall match the remainder of the building in colour and texture.

Reason

To protect the character of the building and that of the historic landscape in accordance with policies CS5 of the Core Strategy, and LC7 and LC14 of the North Lincolnshire Local Plan.

4.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

Part 1: Site Characteristics

A Phase 1 desk study shall be carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The

desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the local planning authority for approval prior to proceeding to further site investigation.

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale, and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed), including buildings, crops, livestock, pets, woodland, and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with Environment Agency's Land Contamination Risk Management (LCRM) guidance October 2020.

Part 2: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part 3: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks' written notification of commencement of the remediation

scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the local planning authority.

Part 4: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.


Reason


To ensure the site is safe for future users and construction workers.

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.



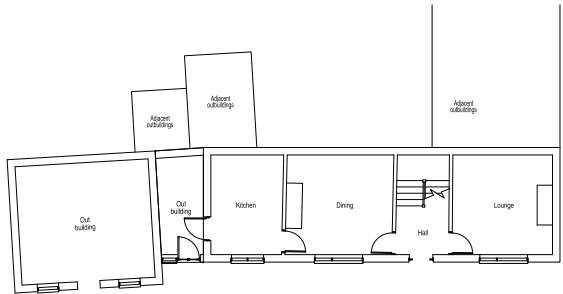
 LC14 Isle of Axholme Area of Special Historic Landscape Interest

 Development Boundary

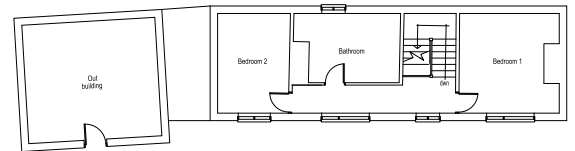
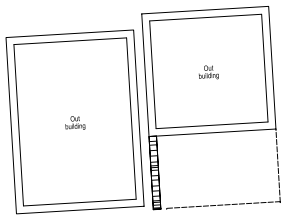
**North
Lincolnshire
Council**

PA/2022/765

PA/2022/765 Existing plans (not to scale)



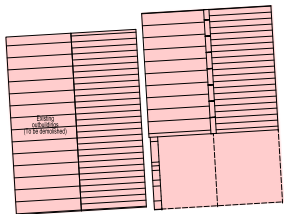
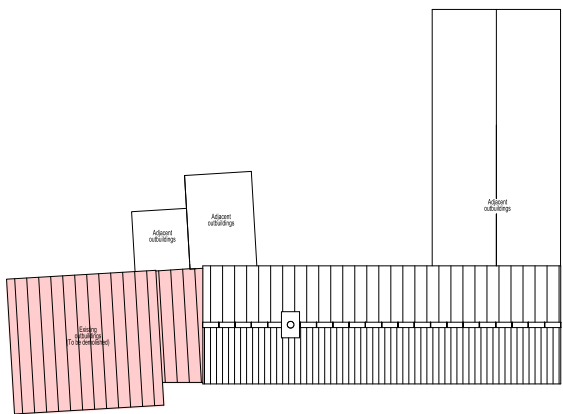
EXISTING GROUND FLOOR PLAN
1:100



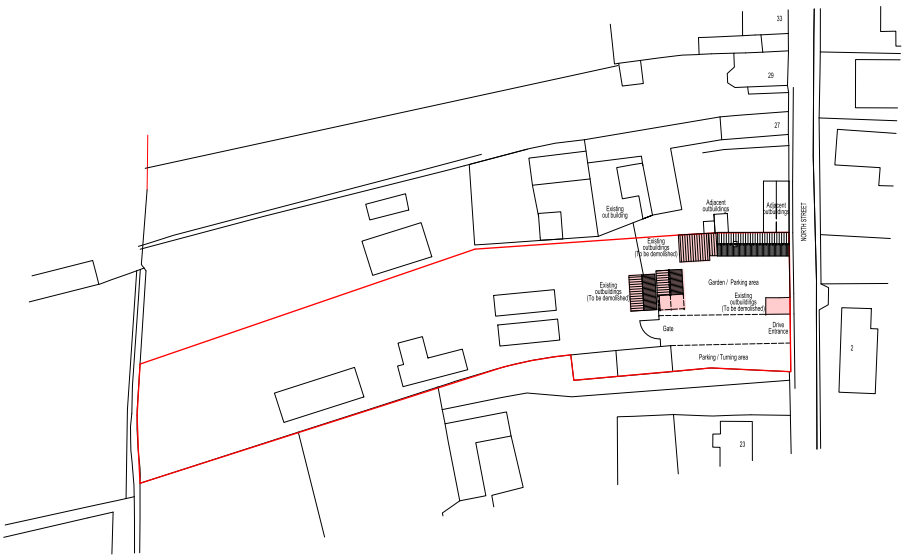
PROPOSED FIRST FLOOR PLAN



Produced on 01 April 2022 from the Ordnance Survey National Topographic Database and incorporating the copyright revision available at this date.
This map shows the lines bounded by the following coordinates: 403191.40, 403191.40, 403191.40, 403191.40, 403191.40, 403191.40, 403191.40, 403191.40.
Revised on 01 April 2022 to include the proposed development.
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Scale: 1:1000
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EXISTING ROOF PLAN



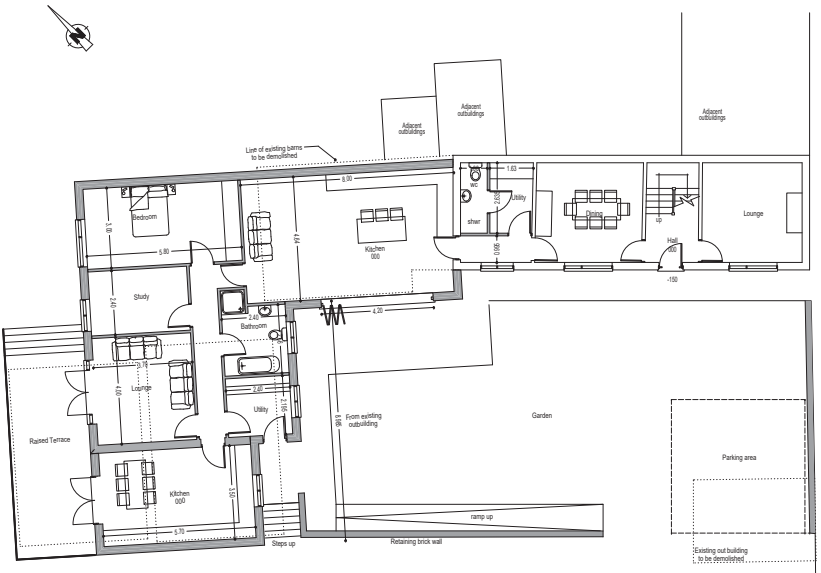
EXISTING SITE PLAN
1:500

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- Project
- ALTERATIONS AND EXTENSIONS TO EXISTING
- DWELLING TO CREATE ADDITIONAL ACCOMMODATION INCLUDING GROUND FLOOR ANNEX
- 25 NORTH STREET
- OWTSON FERRY
- Title:
- EXISTING PLANS

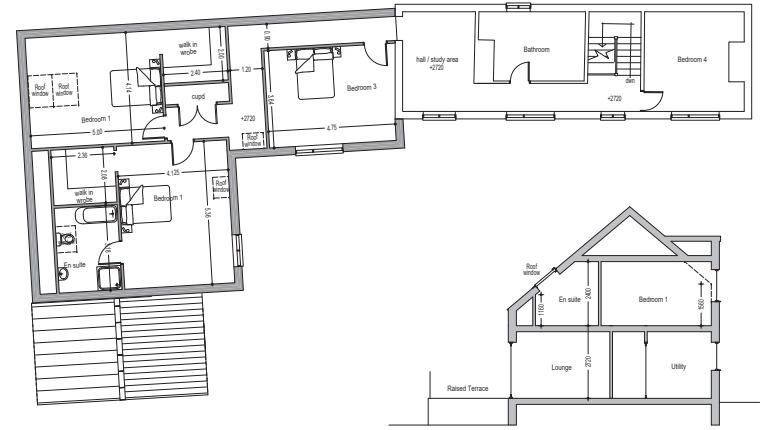
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PA/2022/765 Proposed plans (not to scale)



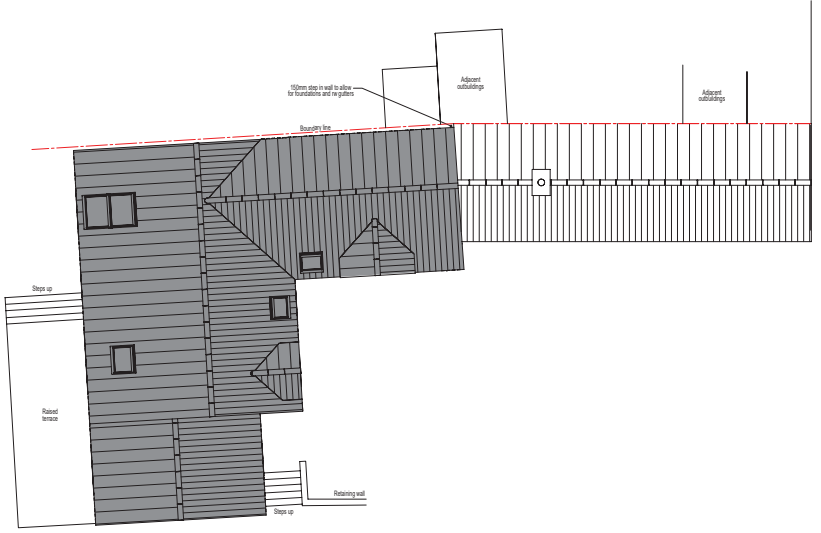
PROPOSED GROUND FLOOR PLAN
1:100

FLOOD RISK MATRIX
As the application site is in Flood Zone 3 the floor levels within the proposed development will be set no lower than the existing levels AND, flood proofing of the proposed development will be incorporated where appropriate in line with the guidance contained in the government document 'Improving the Flood Performance of New Buildings: Flood Resilient Construction'

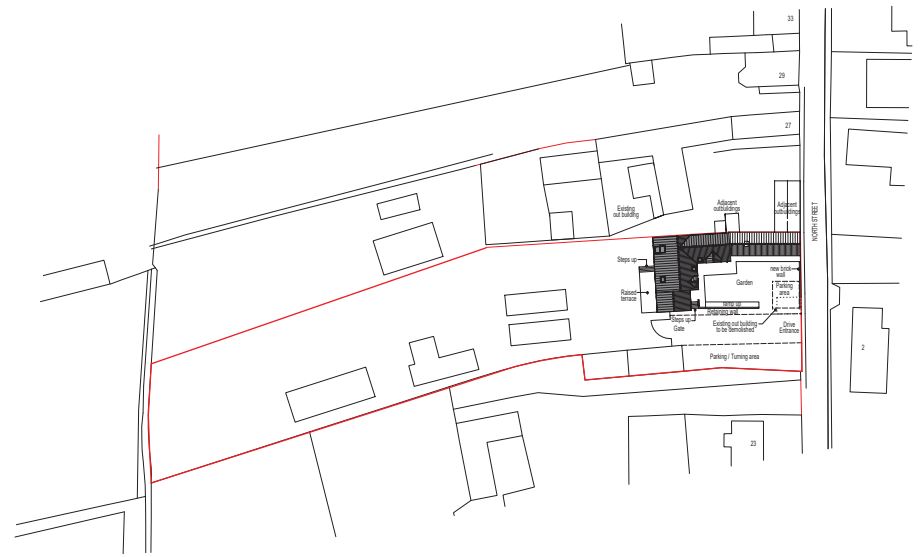


PROPOSED FIRST FLOOR PLAN

PROPOSED SECTION



PROPOSED ROOF PLAN

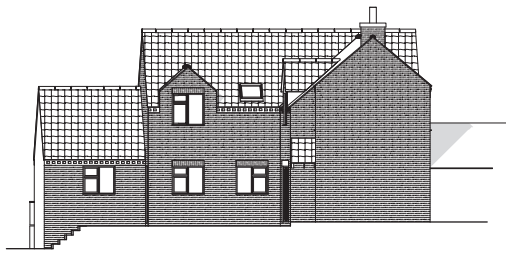


PROPOSED SITE PLAN
1:500


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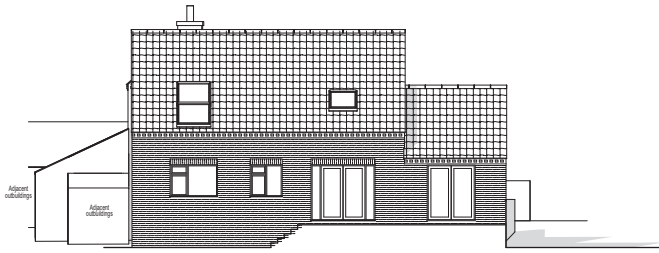
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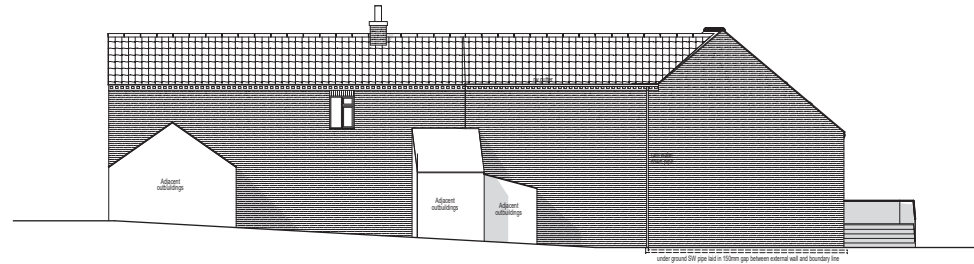
PROPOSED SIDE - SOUTH EAST - ELEVATION
1:100



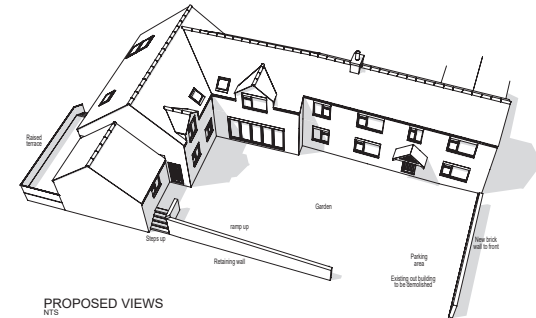
PROPOSED FRONT - SOUTH WEST - ELEVATION



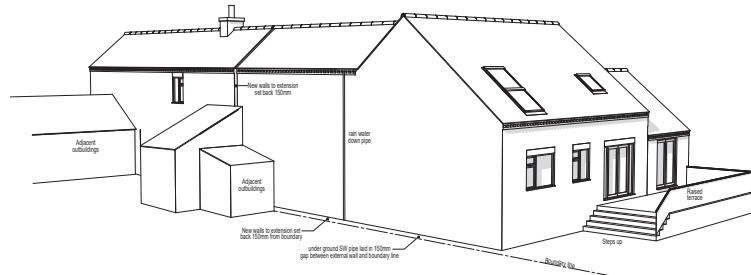
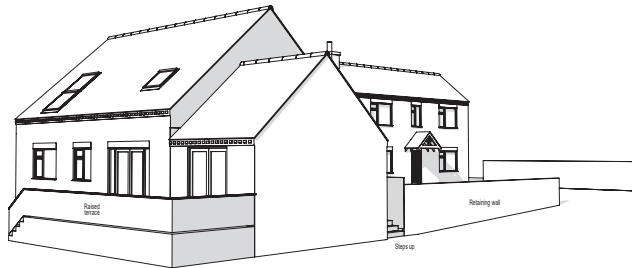
PROPOSED SIDE - NORTH WEST - ELEVATION



PROPOSED REAR - NORTH EAST - ELEVATION



PROPOSED VIEWS
NTS




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- 25 NORTH STREET
- OWTSON FERRY

Title:
PROPOSED ELEVATIONS

Scale 1:100 @ A1	Date 03-2022	Drawn DS
Drawing No. CWX-JEN-2022-02C		

A B C D E F G H I J

PA/2022/765 Proposed elevations (not to scale)