

APPLICATION NO PA/2022/444

APPLICANT Mr Neil Bostock

DEVELOPMENT Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission PA/2019/1779 dated 12/03/2020 for one dwelling

LOCATION Newbigg, Westwoodside, DN9 2AT

PARISH Haxey

WARD Axholme South

CASE OFFICER Deborah Oikeh

SUMMARY RECOMMENDATION Grant approval subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: 78

North Lincolnshire Local Plan: DS1, H5, H7, T2, T19

North Lincolnshire Core Strategy: CS1, CS2, CS3, CS5

Housing and Employment Land Allocations DPD: Policy PS1 (Presumption in Favour of Sustainable Development)

CONSULTATIONS

Highways: No objections subject to conditions.

Drainage (Lead Local Flood Authority): No objection subject to conditions and informatives.

Environmental Protection: No comments to make.

Severn Trent: Have provided an informative.

PARISH COUNCIL

Object, commenting that they see no significant change: there is a reduction in size of the proposal by removing one garage, but the dormer windows in the main roof are larger and two more have been added leading to a further dominating feature to the proposal. The parish council therefore consider the original objections of over-development remain and the change to the windows creates a dominating feature in its location.

PUBLICITY

Advertised by site notice. Two comments have been received raising concerns over issues relating to housing density in the area, noise, the domineering impact of the proposal and the large footprint of the dwelling.

ASSESSMENT

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

Planning history

PA/2019/1779: Outline planning permission to erect a dwelling with all matters reserved for subsequent consideration – granted 12/03/2020.

Site characteristics

The site forms part of the garden area of 3 Newbigg, Westwoodside, with some outbuildings on the site which would be demolished to facilitate the development. The site is surrounded by residential dwellings on all sides. It is within the development boundary for Westwoodside and within flood zone 1; it is therefore at low risk of flooding.

Proposal

Approval of reserved matters is sought, pursuant to outline planning permission PA/2019/1779 dated 12/03/2020, to erect one dwelling to the rear of Corner house, 3 Newbigg in Westwoodside. The principle of developing the site has been established under PA/2019/1779 and therefore the matters to be considered in this assessment are access, appearance, landscaping, layout and scale. The initial scheme submitted was for a two-storey dwelling and a double garage which was considered unacceptable given the scale and its impact upon the amenity of surrounding dwellings. The scheme was amended to a dormer bungalow and a single garage to mitigate the aforementioned impacts. However, the parish council objected to the amended scheme on grounds of over-development and amenity impact. To further address the aforementioned concerns, the rear dormers have been removed in their entirety and replaced with obscure-glazed rooflights, the scale of the front dormers being further reduced.

Site constraints

- The site is within the development boundary of Westwoodside according to the HELADPD 2016.
- The site is within SFRA flood Zone 1.

Main considerations

- **Appearance, character and amenity**
- **Access, layout and scale**
- **Landscaping**

- **Drainage and flood risk.**

Appearance, character and amenity

Policy CS5 of the North Lincolnshire Core Strategy applies and 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’. Policy H7 relates to backland or tandem developments and states that permission will be granted subject to an impact assessment of the proposal on amenity and character. Policy DS1 aims to ensure that development does not unduly impact neighbouring amenity in terms of noise, smell, fumes, dust or other nuisance.

The proposal is regarded as infill development within a residential setting. The proposed dwelling would be a dormer bungalow with two small pitched dormers to the leading elevation and a single garage in the large garden plot. The garage on the site’s frontage would be demolished, together with another large outbuilding, which would improve the aesthetic appearance of the site. The dwelling would be built with materials reclaimed from the large outbuildings on the site. As such, the materials for the dwelling would closely match those of surrounding houses. The site is enclosed and the proposed dwelling would not be particularly visible in the street scene. Therefore, it would not be out of character with the surrounding residential development pattern.

The site is partly screened on both sides and to the rear by fences. Most of the openings to the proposed dwelling are front-facing. Corner house, 3 Newbigg backs onto the proposal; however, it is about 17.8m away from the nearest dormer window on the proposed dwelling. Even though Corner House is currently owned by the applicant, a fence would be erected to screen its amenity space.

Access, layout and scale

Policy DS1 expects a ‘high standard of design’ and states that proposals will be considered against two criteria:

- (i) the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- (ii) the design and layout should respect, and where possible retain and/or enhance, the existing landform of the site.

With regard to access, there is provision to widen the existing access following the removal of the large outbuilding at the front of the site. In addition, the indicative layout shows adequate turning and parking area. The council’s highways department have recommended conditions but these were applied to the outline permission granted (PA/2019/1779).

There is no prevailing layout in the surrounding area and the housing density is considered moderate. The building layout takes an L-shape form with a moderate-sized amenity space to the rear, the parking area to the front of the principal elevation and a driveway off Commons Road.

In terms of scale, the initial scheme was for a two-storey dwelling with a double garage. However, the scheme had to be amended into a bungalow with two dormers to the principal elevation and a single garage to mitigate any domineering and overlooking impact. All the

surrounding dwellings, with the exception of the commercial building to the east, are two-storey, and as such the scheme is considered subservient to the surrounding dwellings and buildings. The openings in the proposed dwelling are well positioned to respect neighbouring dwellings. Given the proposed layout and design, the rear location of the proposal and the fact that no new access is required to get into the site, the proposal is considered to be in accordance with policy DS1.

Landscaping

Policy CS5 is in part concerned with landscaping; it states that proposals should, ‘...Incorporate appropriate landscaping and planting which enhances biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Tree planting and landscaping schemes can also assist in minimising the impacts of carbon emissions upon the environment.’

The scheme offers little in the way of soft landscaping, which includes grassed areas in the rear garden. There is hard paving to the front for access and new fencing to the south. Therefore, the proposal would not overly alter the character of the area in an inappropriate way.

Flood risk and drainage

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. Policy CS19 in particular states, ‘The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere.’

The proposed site is situated within SFRA Flood Zone 1 and is therefore a suitable location for development. The drainage team has raised no objections and conditions to mitigate any potential issues related to surface water run-off were applied to the outline permission granted (PA/2019/1779). It is therefore assessed that the proposal accords with policies DS14 and DS16 of the local plan and CS19 of the Core Strategy.

Conclusion

The application site represents an infill development within the development boundary of Westwoodside and within flood zone 1, which makes it the most preferred in flood risk terms. Under permitted development rights, the garden space could be littered with outbuildings and extensions that would forfeit policy CS5 and the NPPF’s aim of creating a beautiful sense of place and design. With this scheme a well-designed single dwelling can be achieved, contributing to the housing supply in the area. The NPPF also encourages the effective use of land. This proposal is therefore recommended for approval subject to planning conditions.

Pre-commencement conditions

The pre-commencement conditions included in the recommendation have been agreed with the agent/applicant.

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

1.

The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed site plan

Proposed floor plan

Elevation plan, and

Materials 2021- 41 –ID-PL001c.

Reason

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

Informative 1

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.

Informative 2

Severn Trent water advises that although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you in obtaining a solution which protects both the public sewer and building. Should you require any further information please contact them direct.

