

APPLICATION NO	PA/2022/1149
APPLICANT	Mr S Laister, Eboracum Contracting Solutions Ltd
DEVELOPMENT	Planning permission to erect two, three-bedroom semi-detached dwellings and a three-bedroom detached dwelling, with associated parking and amenity space
LOCATION	19 Low Cross Street, Crowle, DN17 4NA
PARISH	Crowle
WARD	Axholme North
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Member 'call in' (Cllr John Briggs – significant public interest)

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 14: Meeting the challenge of climate change, flooding, and coastal change

North Lincolnshire Local Plan:

Policy DS1: General Requirements

Policy DS7: Contaminated Land

Policy DS14: Foul Sewage and Surface Water Drainage

Policy DS16: Flood Risk

Policy H5: New Housing Development

Policy H8: Housing Design and Housing Mix

Policy T2: Access to Development

Policy T19: Car Parking Provision and Standards

North Lincolnshire Core Strategy:

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering more Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

Policy CS7: Overall Housing Provision

Policy CS8: Spatial Distribution of Housing Sites

Policy CS18: Sustainable Resource Use and Climate Change

Policy CS19: Flood Risk

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2023. The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

SS1: Presumption in favour of Sustainable Development

SS3: Development Principles

SS6: Spatial Distribution of Housing Sites

SS11: Development Limits

DQE5: Managing Flood Risk and Sustainable Urban Drainage Systems

CONSULTATIONS

Tree Officer: No objections but advises that trees in the vicinity of the proposal, which look to be in the ownership of a third party, need to be properly considered as part of the application, particularly with regard to their roots and canopies to prevent future conflict between the trees and the properties.

Archaeology: No objections or recommendations – there are no known heritage assets of archaeological interest recorded within the site and the potential for the presence of archaeological remains is judged to be low.

Isle of Axholme and North Nottinghamshire Water Level Management Board: No objections – the site is within the Board's district but there are no Board-maintained watercourses close to the site.

Anglian Water: No objections but advises that the applicant should check for any Anglian Water assets which cross or are close to the site. Any encroachment zones should be reflected in the site layout.

Environmental Protection: No objection subject to a condition as residential development is a sensitive end-use. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been provided that demonstrates potential risks can be reduced to an acceptable level.

LLFA Drainage: No objections or comments.

Highways: No objection subject to conditions.

TOWN COUNCIL

Have commented that by ensuring the implementation of adequate sewage and drainage infrastructure, the council will have no further observations on this application.

PUBLICITY

A site notice has been posted – four responses have been received (two from the same objector) raising the following concerns:

- overshadowing
- loss of view
- overlooking
- privacy
- the scale of the development
- impact on bat roosts/breeding areas
- impact on a nearby tree
- flood risk
- contamination
- access and parking.

ASSESSMENT

Constraints

SFRA flood zone 1

Development boundary

Planning history

PA/2017/1183: Outline planning permission for residential development with all matters reserved for subsequent approval, including demolition of existing buildings on site – approved 22 February 2018

PA/2020/599: Outline planning permission to erect a pair of semi-detached dwellings and a bungalow with appearance, landscaping and scale reserved for subsequent consideration – approved 14 August 2020.

Site description and proposal

Planning permission is sought to erect two, three-bedroom semi-detached dwellings and a three-bedroom detached dwelling, with associated parking and amenity space, at 19 Low Cross Street, Crowle.

The site is within the development boundary of Crowle and is bounded by Low Cross Street to the south, residential properties to the east and a plot to the north with outline planning permission for a dwelling (with all matters reserved for subsequent consideration) which was approved on 19/06/2020 (PA/2020/277).

Access to the site is taken from Low Cross Street, between Meadow Croft and 19 Low Cross Street.

This proposal is a result of negotiations following concerns raised by the planning authority about the layout and the potential impact of the initial proposal on adjacent properties.

As indicated earlier, this proposal seeks to erect two, three-bedroom semi-detached dwellings and a three-bedroom detached dwelling with associated parking and amenity space. This proposal represents the compromise reached between the planning authority and the applicant and it is an improvement over the initial proposal.

The dwelling on plot 1 would be single-storey with a high roof, with living accommodation in the roof space (first floor). The ground floor would consist of two bedrooms, a kitchen and lounge, and the roof space would contain a bedroom and study area. The dwelling would have windows at the front and rear on the ground floor and the first floor would have windows in the gables and rooflights.

The semi-detached dwellings on plots 2 and 3 would have a kitchen and lounge on the ground floor and three bedrooms on the first floor. They would have windows at the front and rear, and in the gables at first floor serving a WC.

The dwellings are to be constructed in Ibstock Kilgreggan Multi Brick with Burrels Mini stone concrete flat roof tiles in grey.

The key issues to consider in determining this application are:

- **the principle of the development**
- **impact on scale and character of the surrounding area**
- **impact on neighbouring amenities**

- **highway safety, access and parking**
- **flood risk and drainage**
- **landscaping and ecology.**

Principle of development

Policy CS2: Delivering more Sustainable Development supports the delivery of the spatial strategy set out in policy CS1.

Policy CS1: Spatial Strategy for North Lincolnshire, under section c, supports thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. This ensures that development is limited, and account is taken of the levels of local service provision, infrastructure capacity and accessibility. It requires that any development that takes place should be in keeping with the character and nature of the settlement.

Crowle is a market town and, in terms of the Regional Spatial Strategy and the council's Sustainable Settlement Survey, is considered one of the most sustainable settlements outside the Scunthorpe urban area; the development therefore meets the terms of policies CS2 and CS1.

Policy CS3: Development Limits ensure that the countryside is protected from inappropriate development and that no uncontrolled expansion of settlements will take place. In this case, the site is within the development boundary and housing development on the site is sustainable, and is therefore supported by this policy.

Policy CS8 of the Core Strategy deals with the distribution of housing sites and prioritises development in Scunthorpe and the market towns, with brownfield sites and sites within development boundaries being the primary focus. Given the site is within the development boundary and a market town, it meets the terms of policy CS8.

It is worth noting that outline planning permission (PA/2020/599 and PA/2017/1183) for residential properties on the site was approved on 14 August 2020 and 22 February 2018 respectively and therefore the principle of residential development on the site has been established.

Overall, the principle of residential development on the site is acceptable since it is within the development boundary and it would constitute sustainable development in line with the aims of the local development plan policies.

Layout, siting and design

Policy DS1: General Requirements expect a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. All proposals will be considered against the criteria of quality of design and amenity impact, among others.

Policy CS5: Delivering Quality Design in North Lincolnshire requires that all new development in North Lincolnshire should be well-designed and appropriate for their context. It should contribute to creating a sense of place. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding

context. A design that 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 H5: New Housing Development (in part), among other criteria, requires that the scale, layout, height and materials of a development are in keeping and compatible with the character and amenities of the immediate environment and the settlement. It also requires that the development has an adequate and appropriately designed access which will not create any traffic or road safety hazard, and adequate parking within the curtilage of the site is provided to ensure that no on-street parking occurs which would be detrimental to the free and safe flow of vehicles using the public highway. Further, this policy requires that provision be made within the curtilage of each dwelling (except for upper-storey flats) for an area of private amenity open space. The development does not result in overlooking or a loss of privacy to existing developments, or any other loss of amenity to existing dwellings, and the proposal does not result in unacceptable ribbon development.

This amended proposal is the result of negotiations between the applicant and the planning authority.

The layout plan now shows two-storey semi-detached dwellings in the northern part of the site and a detached bungalow in the southern part close 19 Low Cross Street. The planning authority believes, given the nature of the plot (long and narrow), that it is unlikely an alternative suitable layout could be achieved.

It is worth noting that the indicative plan submitted with approved outline planning permission PA/2020/599 shows the site can accommodate three dwellings (two semi-detached and one detached). This proposal indicates a similar layout. Following discussions, the planning authority considers the layout and the elevations are acceptable, and the dwellings would fit in well with the character of the area.

Turning to their appearance, it is considered that the proposed materials for the walls and roofs of the dwellings would not harm the character of the area since it is characterised by dwellings with a mix of wall finishes.

Overall, the layout, siting and design of the development are acceptable as they would meet the aims of policies DS1, CS5 and H5.

Residential amenity

Policy DS1: General Requirements expects a high standard of design in all developments in both built-up areas and the countryside, and proposals for poorly designed development will be refused. It requires that all proposals be considered against the quality of the design and amenities, among others. Further to this, the NPPF advises that planning should always seek to secure a good standard of amenities for all existing and future occupants of land and buildings.

In respect of amenities, policies require that new development be allowed providing that the development does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing impact or loss of privacy to adjacent dwellings.

The semi-detached dwellings on plots 2 and 3 would face southeast (front) in the direction of plot 1 and their rear elevations would face northwest (a field). The dwellings would have windows at the front and rear on both the ground and first floors. The northeast gable would face residential properties and contain a window at first floor serving a WC; the southwest

gable would face the back end of the garden of 21 Low Cross Street and again contain a window at first floor serving a WC. There would be no ground-floor windows in the gables.

The bungalow on plot 1 would have habitable windows at ground-floor level in the front and rear elevations. To avoid overlooking into adjoining properties planning conditions would be applied to any permission granted requiring fencing to be erected to screen the ground-floor windows on the western boundary. The eastern boundary of the site already has adequate boundary treatment to safeguard privacy between the proposed and existing dwellings.

The southeast gable of plot 1, facing the road, would have patio doors and a window on the ground floor plus a window at first floor serving a bedroom, shown to be obscure glazed, for escape purposes only. There would be no windows at ground floor in the northwest gable but there would be a window, shown to be obscure glazed, at first floor serving a study room. Conditions will be applied to any permission granted to ensure no loss of privacy to neighbouring properties. A condition requiring the installation of screen fencing along the southern boundary of plot 1 will mitigate overlooking into 19 Cross Street.

Having reviewed the potential impact on the amenity of neighbouring properties, it is considered that care has been taken to ensure no significant issues in terms of overbearing impact or overshadowing result from the development.

In terms of loss of privacy to neighbouring properties, the semi-detached dwellings on plots 2 and 3 would not raise any issues due to the siting and design of these plots. In the flank elevations are WC windows which can be conditioned to be obscured glazed. Existing and proposed boundary treatment will safeguard privacy between existing and proposed dwellings.

In general, the proposals would not result in unacceptable impacts on the residential amenity of any property through loss of privacy, overlooking, overshadowing or overbearing impact and would accord with policies DS1 and CS5.

Highway issues

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

Access to the site is taken from Low Cross Street, between Meadow Croft and 19 Low Cross Street. This is a narrow driveway and Highways have been consulted on the application. They have no concerns or objections to the proposal subject to conditions which would be applied should permission be granted.

In general, it is judged that the proposed access and parking as shown on the plans would not raise any significant issues and, subject to conditions, the proposal will align with policies T2 and T19 of the North Lincolnshire Local Plan.

Drainage

Policy CS19 is concerned with flood risk and policy DS14 is concerned with foul sewage and surface water drainage. Policy DS16 seeks to ensure that new development should not be at risk from flooding.

The application site is within SFRA flood zone 1, which has a low probability of flooding. The LLFA Drainage Team has reviewed the proposal and has no objections subject to conditions which would be applied should permission be granted.

Trees and landscaping

Policy LC12 requires that proposals for all new development will, wherever possible, ensure the retention of trees, woodland and hedgerows.

The applicant has submitted landscaping proposals showing tree planting and general maintenance. The Tree Officer has reviewed the proposals together with the application and has commented that the plans indicate trees in the vicinity of the development that look to be in the ownership of a third party, and that these need to be properly considered as part of the application, with particular regard to their roots and canopies to prevent future conflict between the trees and the properties.

Given trees have been identified on the original layout in the vicinity of the site which are not in the ownership of the applicant, a condition would be applied should permission be granted requiring tree protection measures to be implemented during construction to safeguard existing trees. Subject to conditions, the proposal would align with policy LC12 of the North Lincolnshire Local Plan.

Contaminated land

The NPPF states that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. Policy DS11 is concerned with polluting activities. It states that planning permission for development, including extensions to existing premises and changes of use, will only be permitted where it can be demonstrated that levels of potentially polluting emissions, including effluent, leachates, smoke, fumes, gases, dust, steam, smell, or noise, do not pose a danger by way of toxic release. Policy DS1 is also concerned with the protection of amenities.

Environmental Protection have reviewed the application and advise that residential development is a sensitive end-use. It is the developer's responsibility to assess and address any potential contamination risks; however, no supporting information has been submitted.

They recommend that where a proposed development introduces a vulnerable end-user and/or the development site could be affected by a former potentially contaminative land use, the possibility of land contamination should always be considered. In these circumstances, a Phase 1 assessment should be submitted as a minimum, which includes a desktop study, a site walkover, and a conceptual site model.

Considering the above advice, the applicant should submit a Phase 1 report for the department's consideration before the application is determined. However, no Phase 1 survey has been submitted and therefore a contamination condition is recommended, which will need to be applied if permission is granted.

Archaeology

The Historic Environment Record (HER) holds, maintains, interprets and manages heritage information, enhancing the understanding of the area's historical development as a

distinctive and attractive place. The HER also provides advice on development proposals that affect or may affect, the sites and settings of all heritage assets (designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes).

The HER officer has checked the database for known and potential heritage assets that may be affected and has commented that the historic buildings on the site have been recorded under the previous permission on this site (PA/2020/599) and no further work is required. There are no known heritage assets of archaeological interest recorded within the site and the potential for the presence of unrecorded archaeological remains is judged to be low.

Overall, it is not considered that this proposal would adversely affect a heritage asset or its setting in this location.

Town council comments

Crowle and Ealand Town Council have not specifically objected to the application. They have recommended that the council ensures the implementation of adequate sewage and drainage infrastructure. As indicated in the drainage section, the application site is within SFRA flood zone 1, which has a low probability of flooding. The LLFA Drainage Team have reviewed the proposal and have no objections subject to conditions to ensure the implementation of adequate sewage and drainage infrastructure; these are recommended below.

Letters of comment

Four letters of comment have been received. The concerns about overshadowing, overlooking, privacy, the scale of the development, trees, flood risk, contaminated land, access and parking have been addressed in this report.

The concern about loss of view is not a planning matter and therefore has not been considered in assessing the application.

Regarding the concern about impact on bat roosts/breeding areas, this proposal does not involve the destruction of bat roosts or breeding areas.

Conclusion

The principle of residential development on this site is acceptable since it is within the development boundary and it would constitute sustainable development in line with the aims of the local development plan policies.

Furthermore, the principle of residential development on the site has been established by the grant of PA/2020/599 and PA/2017/1183 for residential properties on the site, respectively.

The siting, layout and design of the proposed development have been reviewed and deemed to be compatible with the character of the site and its surroundings. The appearance of the dwellings would not raise any planning issues or harm the character of the area, and would ensure there would be no undue impact on the amenity of neighbouring properties by way of overshadowing, overbearing impact or loss of privacy.

The proposal is therefore recommended for approval.

Pre-commencement conditions

The pre-commencement conditions have been agreed with the developer.

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:

- Plot 1 Plans and Elevations Dwg. No. Plot 1, 3B Bungalow Rev. C
- Plot 2-3 Elevations Dwg. No. & Rev. Plot 2-3 Semi Elevations
- Plot 2-3 Plans and Elevations Dwg. No. & Rev. Plot 2-3 Semi Plans
- Proposed Site Plans Roof Plans Dwg. No. & Rev. 0019-3-G
- Planning Materials and Landscaping drawing no 0019-7.

Reason

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

3.

No development shall take place until a detailed flood risk statement and drainage strategy has been submitted to and approved in writing by the local planning authority. This should outline all sources of flood risk (including surface water, groundwater and ordinary watercourse) and proposals to mitigate this, and include preliminary drainage layout plans. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full-scale tests to demonstrate long-term effectiveness and suitability. Reference should be made to North Lincolnshire Council's SuDS and Flood Risk Guidance Document.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

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.

No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site 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 and thereafter so retained.

Reason

To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future maintenance of the sustainable drainage structures in accordance with policy DS16 of the North Lincolnshire Local Plan, policies CS18 and CS19 of the North Lincolnshire Core Strategy, and paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework.

6.

Before development commences on site, details of the foul drainage for the approved dwellings shall be submitted to and approved in writing by the local planning authority. Thereafter, only the approved scheme shall be installed on the site and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory foul water drainage for the development in accordance with policy DS14 of the North Lincolnshire Local Plan.

7.

Before development commences on site, details of the method for protecting the adjacent tree overhanging the north-western corner of the site during construction, including the location and type of protective fencing to be installed, shall be submitted to and approved in writing by the local planning authority. Only the approved scheme shall be implemented on the site and retained during the construction period.

Reason

To ensure the continued well-being of the trees in the interests of the amenity and environmental quality of the locality and to accord with policy LC12 of the North Lincolnshire Local Plan.

8.

All the approved landscaping shall be carried out within 12 months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

In the interests of the visual amenity of the locality in accordance with policies DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

9.

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 is 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 in 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 the commencement of the remediation scheme works.

Following the 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 the 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.

10.

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 upon 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.

11.

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.

12.

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

Reason

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

13.

No dwelling served by the private driveway shall be occupied until it has been constructed in accordance with details including:

- (i) the proposed method of forming access from the highway, including the required visibility splays;
- (ii) the method of constructing/paving the drive;
- (iii) the provision of adequate drainage features;
- (iv) the provision of suitable bin collection facilities adjacent to the highway;
- (v) the provision of suitable lighting arrangements; and
- (vi) the provision of street name plates that shall include the words 'Private Drive';

which have been agreed upon in writing by the local planning authority. Once constructed the private driveway shall be retained.

Reason

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

14.

Before the dwellings are first occupied, the windows serving the WC in the first-floor side elevations of plots 2 and 3, and the bedroom and study windows to plot 1 at first-floor level, 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.

15.

The development hereby approved shall not be occupied until a 1.8 metre high screen fence/wall has been built along the western boundary of the site and along the southern

boundary with the adjacent property, 19 Low Cross Road. Once built they shall thereafter be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 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

Full consideration must be given to the adjacent proposed housing development (PA/2017/111) with respect to providing a positive outfall for this development, the position of soakaways on the adjacent development and its interaction with all plots of this development.

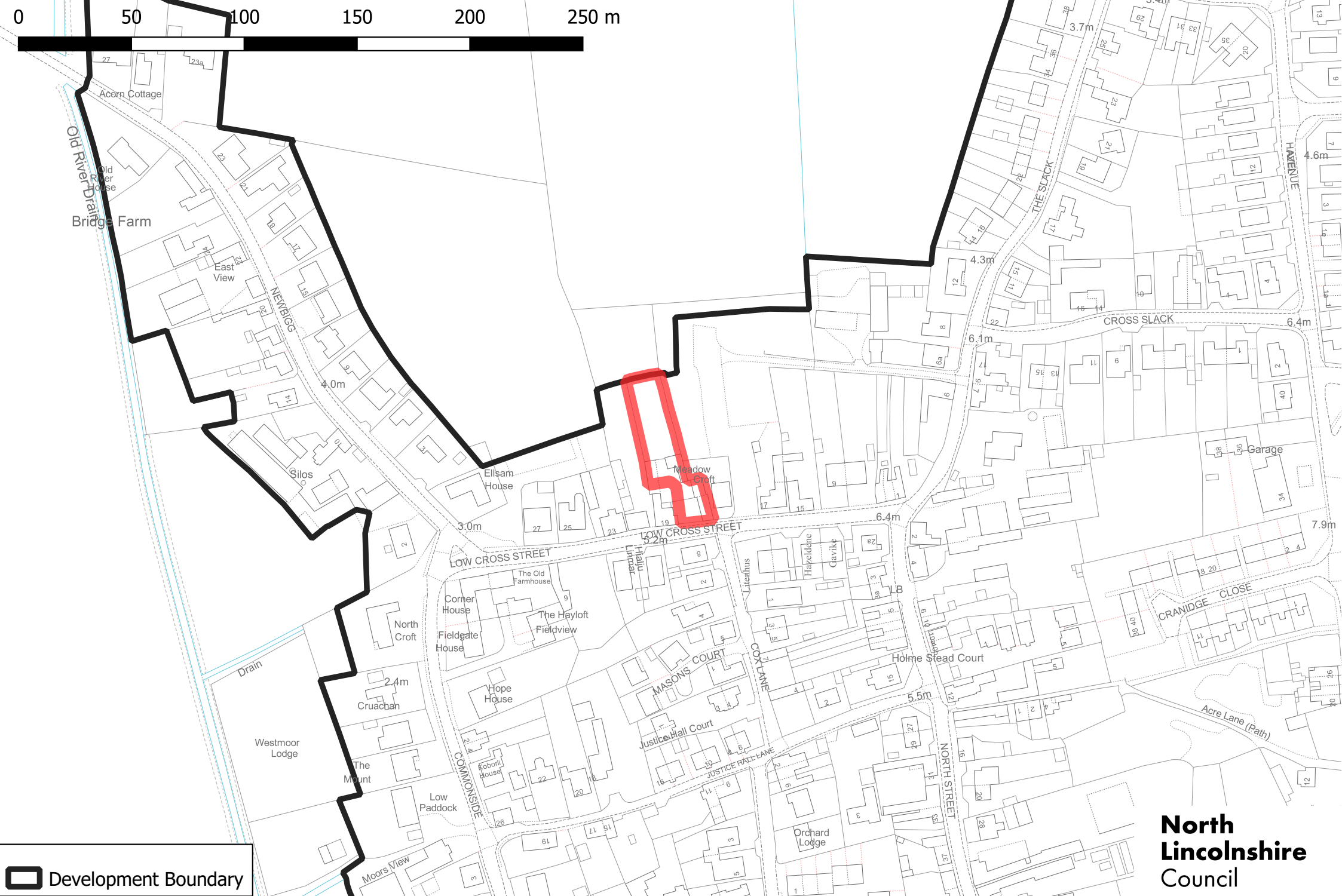
Informative 3

For your information the council is fully aware of foul sewer flooding issues in the Ealand & Crowle catchment. For this reason, we advise that no surface water from the development can be connected into the foul sewer network.

Informative 4

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.

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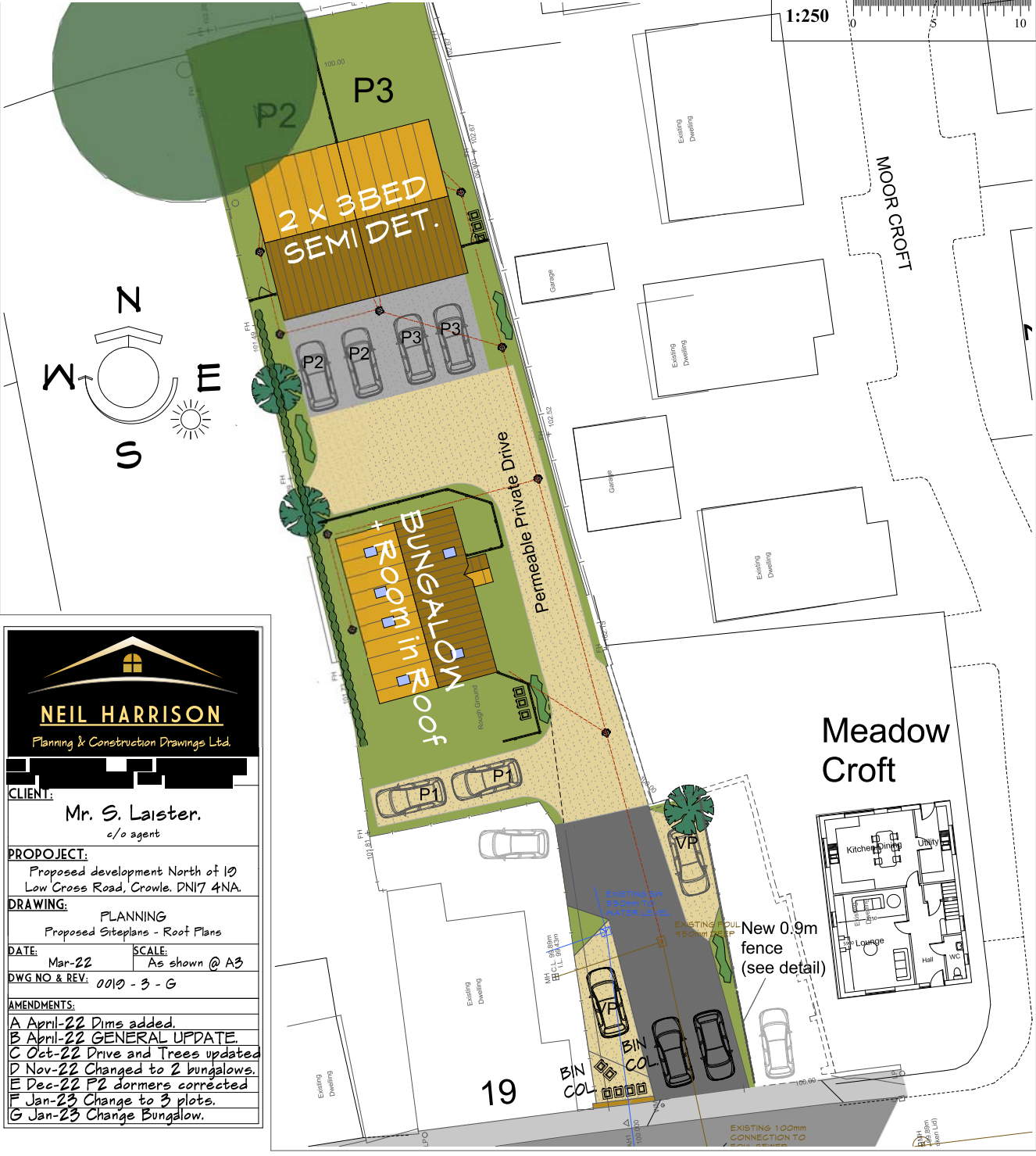
Development Boundary

**North
Lincolnshire
Council**

PA/2022/1149

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PA/2022/1149 Proposed layout (not to scale)



Proposed Siteplan

1:250



CLIENT:
Mr. S. Laister.
c/o agent

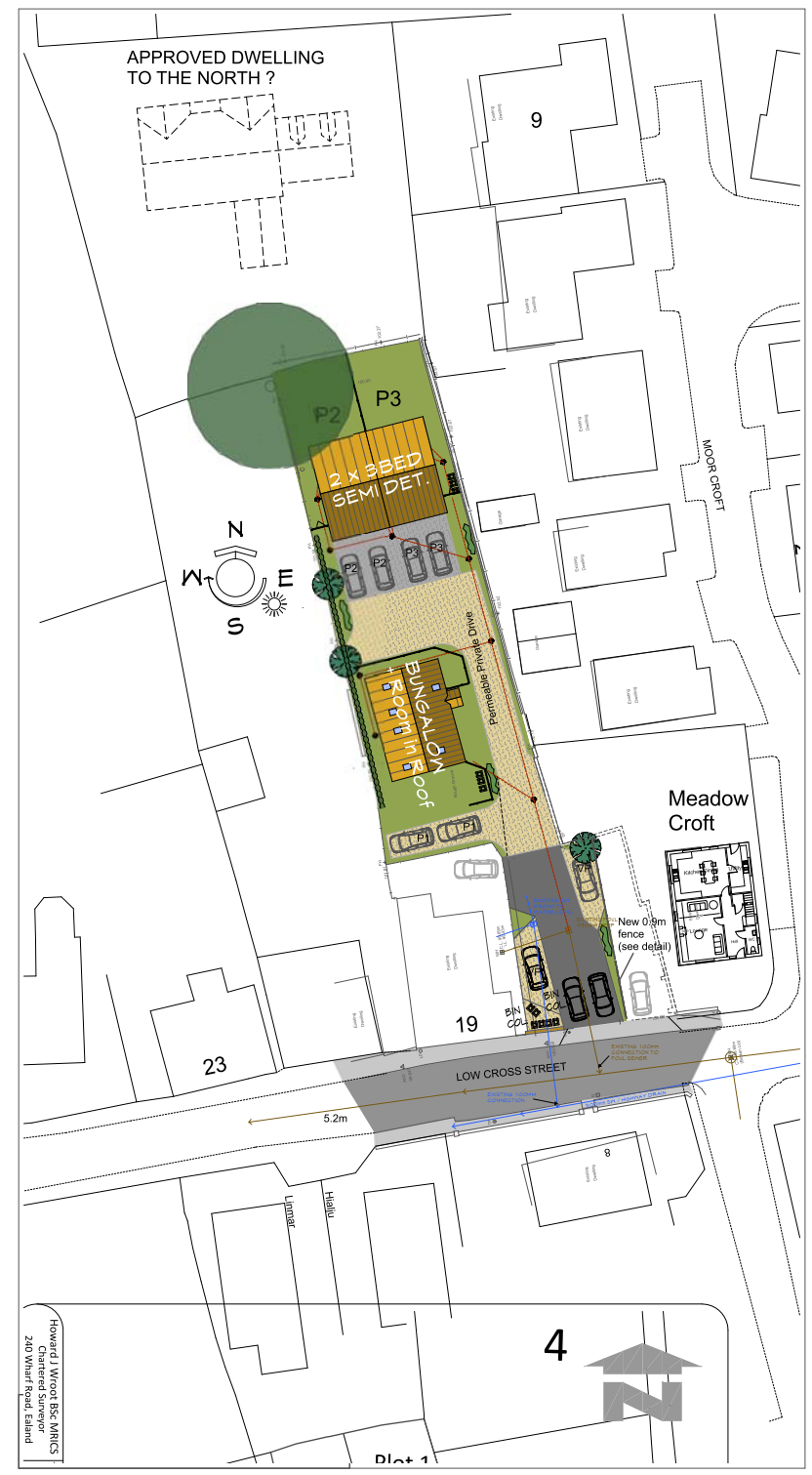
PROJECT:
Proposed development North of 10 Low Cross Road, Crowle, DN17 4NA.

DRAWING:
PLANNING
Proposed Siteplans - Root Plans

DATE: Mar-22 **SCALE:** As shown @ A3

DWG NO & REV: 0010 - 3 - G

AMENDMENTS:
 A April-22 Dims added.
 B April-22 GENERAL UPDATE.
 C Oct-22 Drive and Trees updated.
 D Nov-22 Changed to 2 bungalows.
 E Dec-22 P2 dormers corrected.
 F Jan-23 Change to 3 plots.
 G Jan-23 Change Bungalow.



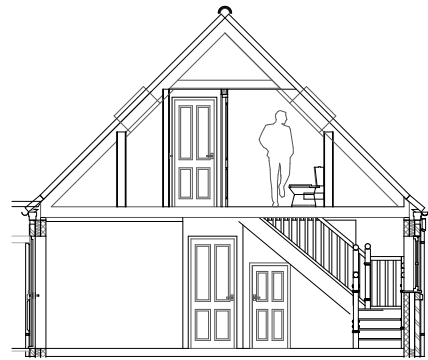
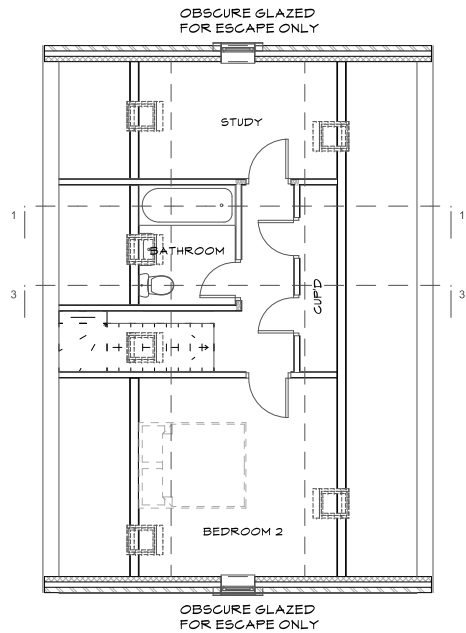
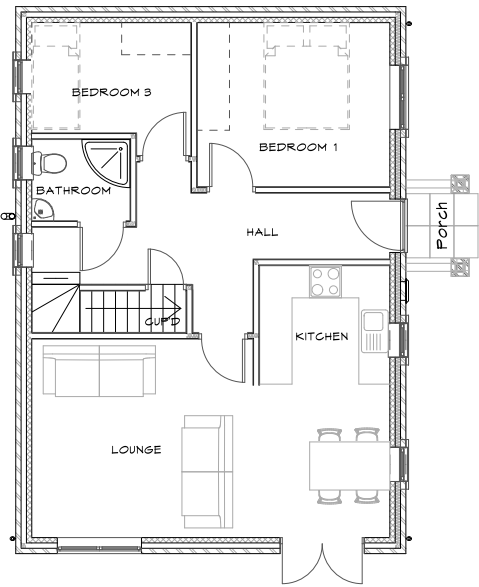
Proposed Siteplan

1:500

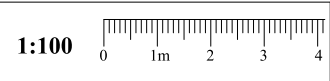
Howard J Woot BSc MRICS
Chartered Surveyor
240 Wharf Road, Epsom


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APPROX. FLOOR AREAS
 GF 64.5m sq
 FF 33m sq
 Total 97.5 (1049 sq ft)





NEIL HARRISON
 Planning & Construction Drawings Ltd.

CLIENT: **Mr. S. Laister.**
c/o agent

PROPOSED PROJECT:
 Proposed development North of 10 Low Cross Road, Crowle. DN17 4NA.

DRAWING: **BUNGALOW - 3 Bed PLANNING**

DATE: Nov-22 SCALE: As shown @ A3

DWG NO & REV: PLOT 1 - 3B BUNG rev-C

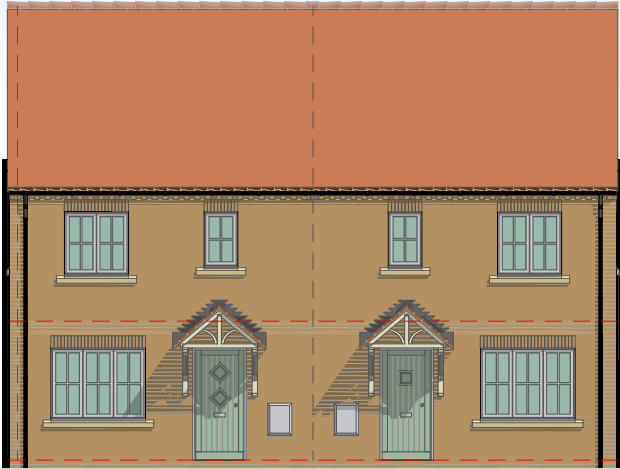
AMENDMENTS:

A Jan-23 Attic trusses added.
B Jan-23 Bi-fold changed.
C Jan-23 Obscure note clearer.

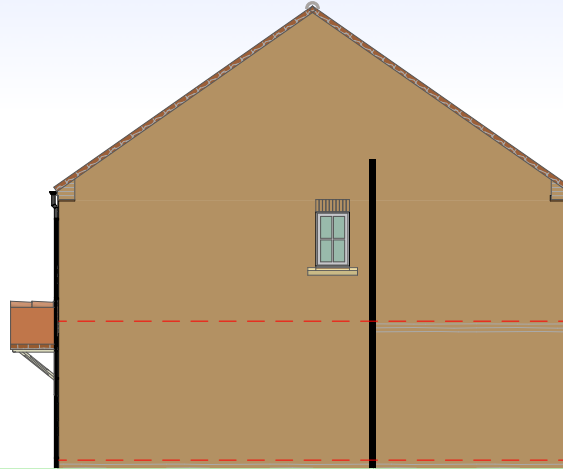


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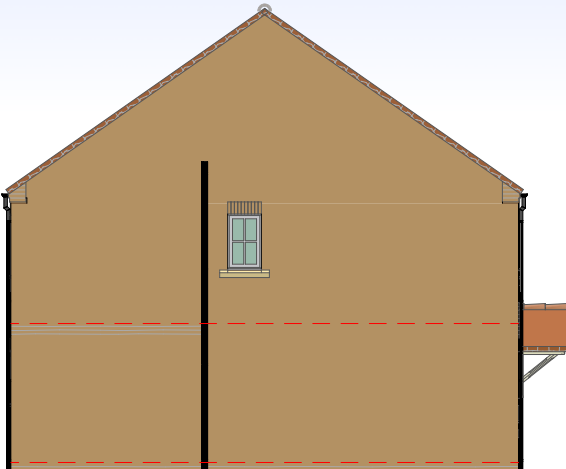
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Front Elevation 1:100



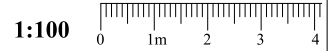
Right Elevation 1:100



Left Elevation 1:100



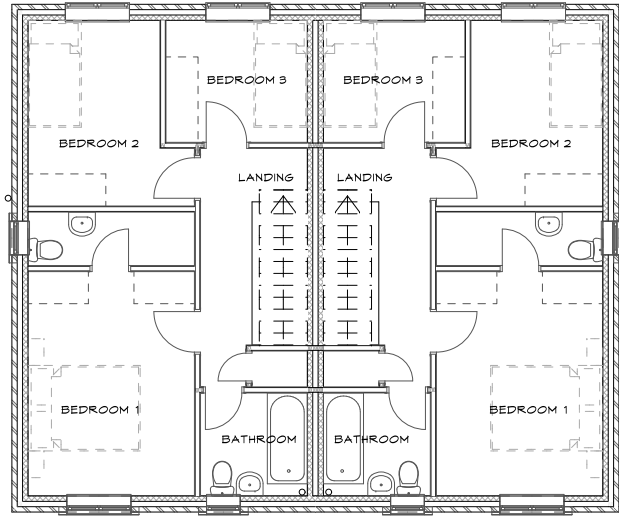
Rear Elevation 1:100



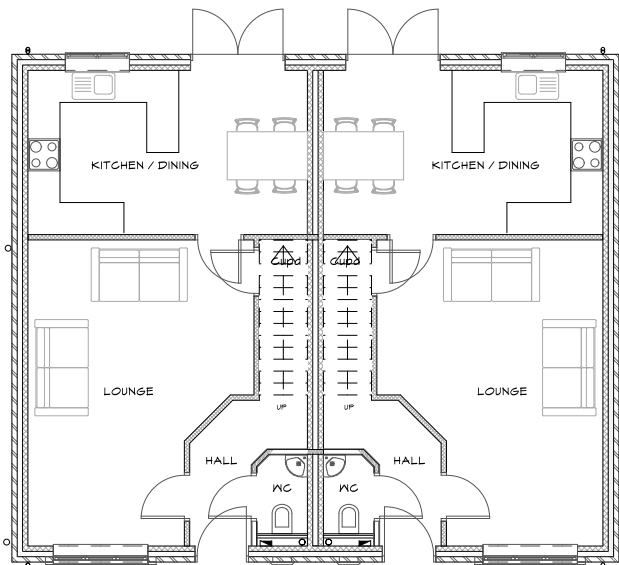
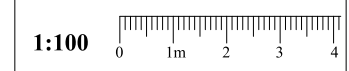
CLIENT:	
Mr. S. Laister. c/o agent	
PROJECT:	
Proposed development North of 10 Low Cross Road, Crowle, DN17 4NA.	
DRAWING:	
SEMI - ELEVATIONS PLANNING	
DATE:	SCALE:
Jan-23	As shown @ A3
DWG NO & REV: PLOT 2-3 - SEMI ELEVATIONS	
AMENDMENTS:	

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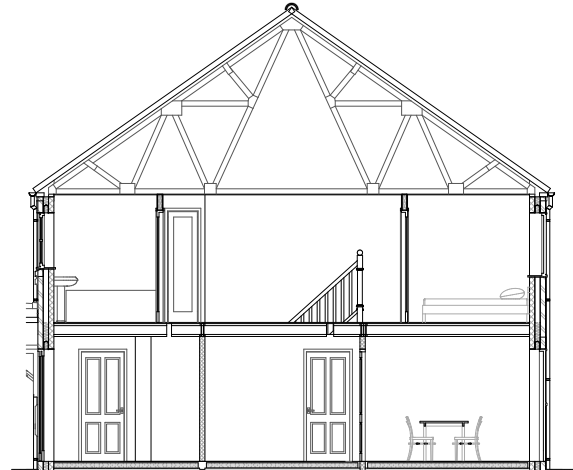


FIRST FLOOR 1:100




GROUND FLOOR 1:100

SEMI DETACHED
 APPROX. FLOOR AREAS
 GF 46m sq
 FF 44m sq
 Total 90m sq (968 sq ft)
 EACH



Section 1 1:100



NEIL HARRISON
 Planning & Construction Drawings Ltd.

CLIENT: **Mr. S. Laister.**
 c/o agent

PROJECT: Proposed development North of 10
 Low Cross Road, Crowle. DN17 4NA.

DRAWING: SEMI - PLANS
 PLANNING

DATE: Jan-23 SCALE: As shown @ A3

DWG NO & REV: PLOT 2-3 - SEMI PLANS

AMENDMENTS:
