

APPLICATION NO	PA/2023/1084
APPLICANT	Grace
DEVELOPMENT	Application for approval of reserved matters (access, appearance, landscaping, layout and scale) following outline planning permission PA/2020/515 dated 19/06/2020 for the erection of two dwellings
LOCATION	Wolds View, Station Road, Sturton, DN20 9DW
PARISH	SCAWBY
WARD	Broughton and Scawby
CASE OFFICER	Emmanuel Hiamey
SUMMARY RECOMMENDATION	Approve with conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Scawby Parish Council

POLICIES

National Planning Policy Framework:

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed and beautiful places
- 14 Meeting the challenge of climate change, flooding, and coastal change

North Lincolnshire Local Plan:

- RD2 Development in the open countryside
- H5 New housing development
- H8 Housing design and housing mix
- DS1 General requirements
- T1 Location of development

T2 Access to development

T19 Car parking provision and standards

DS14 Foul sewage and surface water drainage

DS16 Flood risk

North Lincolnshire Core Strategy:

CS1 Spatial strategy for North Lincolnshire

CS2 Delivering more sustainable development

CS3 Development limits

CS5 Delivering quality design in North Lincolnshire

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

CS19 Flood risk

CS25 Promoting sustainable transport

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 2024.

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

SS2 A spatial strategy for North Lincolnshire

SS3 Development principles

SS5 Overall housing provision

SS11 Development limits

RD1 Supporting sustainable development in the countryside

DQE5 Managing flood risk

DQE6 Sustainable drainage systems

T1 Promoting sustainable transport

T2 Promoting public transport

T4 Parking

CONSULTATIONS

Environmental Protection: No objections.

LLFA Drainage: No objections subject to informative comments.

Highways: No objections subject to conditions.

PARISH COUNCIL

Objects to this planning application as the proposed development is situated outside the current development boundary.

PUBLICITY

Advertised by site notice. Six responses have been received. Two of the objectors submitted two responses each, raising the following concerns:

- impact on local wildlife
- shared access
- impact on residential amenity
- the height of the fence (1.8m)
- the design of the proposal
- the landscaping proposals are unsuitable
- failure to notify the landowner of the application.

ASSESSMENT

Planning history

PA/2022/95: Planning permission to erect three dwellings and construct new vehicular access – refused 21/04/2022

PA/2020/515: Outline planning permission to erect two dwellings with all matters reserved for subsequent consideration – approved 19/06/2020

PA/2019/1505: Outline planning permission to erect two dwellings, including associated works, with all matters reserved for subsequent consideration – refused 14/11/2019

PA/2015/0112: Planning permission to erect two new dwellings – refused 03/06/2015

PA/2014/0043: Planning permission to erect four dwellings – withdrawn 03/03/2014.

Constraints

SFRA flood zone 1

Outside development boundary

Description of the site and the proposal

This application is for the approval of reserved matters (access, appearance, landscaping, layout and scale) following outline planning permission PA/2020/515 dated 19/06/2020 for the erection of two dwellings at Wolds View, Station Road, Sturton.

The site is outside the development boundary of Sturton, to the east side of Station Road, and currently forms part of the residential curtilage associated with Wolds View, a semi-detached, two-storey property.

The site fronts Station Road and it is bounded by the existing dwelling to the south and The Paddock to the north. The rear of the site is a field.

The proposal seeks to subdivide the garden of Wolds View to erect a two-storey, semi-detached dwelling to the east side of the existing dwelling. Access to the site is taken from Station Road.

Outline planning permission PA/2020/515 was approved on 19 June 2020 to erect two dwellings with all matters reserved for subsequent consideration.

Conditions 1 and 2 state:

1.

Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

In keeping with the requirements of the above conditions, the applicant has submitted the following plans and documents for assessment.

- Location Map & Site Layouts

- Proposed Plans & Elevations
- Proposed Landscaping

The key issues to be considered in assessing this application are:

- **principle of the development**
- **layout, appearance and scale**
- **access**
- **landscaping**
- **highway safety**
- **drainage.**

Principle of the development

The principle of residential development on the site has been established by the grant of outline planning permission PA/2020/515 on 19 June 2020 to erect two dwellings with all matters reserved for subsequent consideration subject to conditions. Accordingly, the development of dwellings on the site is acceptable.

The material considerations in assessing this application are the reserved matters which are considered below.

Layout, scale, and appearance

The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides definitions of 'reserved matters' and summarises layout as how buildings, access and open spaces are provided and orientated both in and outside of the development.

Paragraphs 128 and 135 of the NPPF express the importance of good design supporting high-quality buildings and improving the character and quality of an area.

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. All proposals will be considered against the criteria of design quality, amenity impact and conservation among other standards.

Policy CS5 of the Core Strategy (Delivering Quality Design in North Lincolnshire) states, '...all new development in North Lincolnshire should be well designed and appropriate for their context. The council will encourage contemporary design if it is appropriate for its location and is informed by its surrounding context. A 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 LC7 of the local plan states that where development is permitted within rural settlements or the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development that does not respect the character of the local landscape will not be permitted.'

The site is on the edge of the development boundary and represents an infill development between residential properties within the development boundary and residential properties outside the development boundary.

The surrounding area is characterised by a linear form of dwellings along Station Road with large gardens. The layout of this development shows that the dwellings would run alongside Station Road, in a linear form like the existing dwellings. It is also set back sufficiently from the road to conform with the building line on the street. Therefore, it would conform to the character of the area.

Turning to the scale and design, as indicated earlier, the existing dwelling (Wolds View) is a two-storey, semi-detached dwelling and this proposal would be a two-storey, semi-detached dwelling. Whilst the adjacent dwelling within the development boundary is single-storey, the scale would be similar to the existing dwelling (Wolds View), which is a two-storey, semi-detached dwelling. Accordingly, it would not be out of character with the area.

In terms of design and appearance, it was evident during the site inspection that the dwellings in the area are varied in design and appearance. Notwithstanding the variety of design and appearance of the dwellings in the area, this proposal would copy the existing dwelling and demonstrate traditional-style buildings, particularly with a rectangular footprint and a pitched roof.

The materials to be used (bricks and tiles) are appropriate and would fit in well with the character of the area.

The position of the fenestration is well-balanced and reflects the proportions and style of the dwelling.

Overall, it is judged that the layout, scale and appearance of the proposed dwellings are appropriate as they would not harm the character of the area, the street scene or the countryside in general.

Access

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

The proposed access to the site is taken from Station Road and is judged appropriate. The access was reviewed and approved as part of the outline planning permission and therefore does not raise any planning issues.

Highways have been re-consulted on the application and have no objection to the proposal subject to conditions.

Overall, subject to compliance with the conditions applied at the outline stage, the proposal would align with policies T2 and T19 of the North Lincolnshire Local Plan.

Amenity impact

Policy DS1 is partly concerned with impacts on residential amenity. It states, ‘...No unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.’

As indicated earlier, in the description section, this proposal is for two-storey, semi-detached dwellings alongside Station Road. The windows are located on the first and ground floors at both the front facing the road and at the rear facing the field. There is a slit window in the gable on the first floor to provide sunlight onto the stairs. Having reviewed the positions of the windows, it is unlikely this proposal would take away the privacy of adjacent properties.

In terms of overshadowing and overbearing impacts, the proposal is sufficiently set back from the common boundaries with adjacent properties and there would therefore be no overbearing or overshadowing issues.

Overall, the proposed dwellings would not significantly impact the amenity of adjacent properties in terms of overshadowing, overbearing impact or privacy to warrant refusal.

Landscaping

Landscaping is defined as the treatment of land (other than buildings) to enhance or protect the amenities of the site and the area in which it is situated. Among other things, it includes:

- screening by fences, walls or other means;
- the planting of trees, hedges, shrubs or grass;
- the laying out or provision of gardens; and
- the provision of other amenity features.

The applicant has provided landscaping proposals (Proposed Landscaping - 002 Rev B): trees to be retained, trees to be removed, grassed areas, proposed fence (1.8m high) and paving.

Generally, the level of detail required for a landscape scheme is dependent on the size, type and location of the new development, and its impact on the local area.

Having reviewed the scale of the development, it is judged that this development is not a major application and therefore the developer will not need to produce detailed design and management plans. In addition, there are no tree preservation orders on the trees within the site.

Furthermore, it is judged that the trees to be retained are positive, and there appears to be a reasonable mixture of trees, shrubs, and hedges. This would be conditioned to ensure they are maintained.

The local planning authority considers the landscaping provision to be acceptable given the scale of the development.

Drainage

Policy CS19 of the Core Strategy is concerned with flood risk and policy DS14 is concerned with foul sewage and surface water drainage.

The drainage proposals were assessed at the outline stage and the LLFA Drainage team had no objection to the proposed development subject to the imposition of planning conditions.

Notwithstanding the above, the LLFA Drainage team has been consulted on this application. The drainage officer has reviewed the proposals and has no objections to the proposed reserved matters layout. However, the developer should consider permeable block paving as opposed to the current proposals for permeable block paving/tarmac and cut-off drain on the boundary.

The team has indicated that the details for discharge of conditions 13 and 14 applied to the outline planning permission (PA/2020/515) relating to the prevention of surface water run-off to and from the highway must be discharged.

Parish council objection

Scawby Parish Council objects to this planning application as the proposed development is situated outside the development boundary. It is worth noting that the principle of the development on the site has been established by the grant of outline planning permission PA/2020/515 on 19 June 2020 to erect two dwellings with all matters reserved for subsequent consideration subject to conditions. Accordingly, the development of dwellings on the site cannot be reassessed. The proposed dwellings on the site are acceptable.

Public comments

The concerns raised such as the principle of the development on the site have been established by the grant of outline planning permission.

Concerns about the design of the development, and its impact on residential amenity and landscaping have been addressed in this report.

The concern is that the height of the proposed fence (1.8m) is very unsightly and not environmentally friendly; however, it has been considered and is judged acceptable, and does not raise any significant planning issue that would warrant refusal of the application. The concern about shared access is a private matter.

The site is backland, comprised mainly of what might best be called a 'rough paddock'. It is therefore not considered to be a rich wildlife site of local nature conservation value.

Regarding concerns about the failure of the applicant to notify the landowner of the application for approval of reserved matters, according to the Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14, at the outline planning permission stage it was accompanied by a certificate confirming either that the applicant is the sole owner of all the land, or that notice has been served on all owners and tenants. There were no issues or objections regarding the ownership certificate as submitted at the outline stage. It was therefore concluded that the ownership certificate requirement under Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 has been met. The subsequent application for approval of the reserved matters is not required to be accompanied by a certificate as it has been established at the outline stage.

Conclusion

The principle of development is accepted, and it is acknowledged that the overall form of development accords with the plans of the outline planning permission.

It is considered that the reserved matters under consideration (access, appearance, landscaping, layout and scale) are acceptable and consistent with the previously approved outline planning permission.

Pre-commencement conditions previously imposed on the outline permission will allow for the few remaining technical details to be satisfactorily met prior to development commencing.

The proposed development is in accordance with the North Lincolnshire Local Plan and the Core Strategy and as such is recommended accordingly.

RECOMMENDATIONS Grant approval subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Map & Site Layouts - 001 Rev A

- Proposed Landscaping - 002 Rev B

- Proposed Plans & Elevations - 003 Rev A.

Reason

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

2.
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

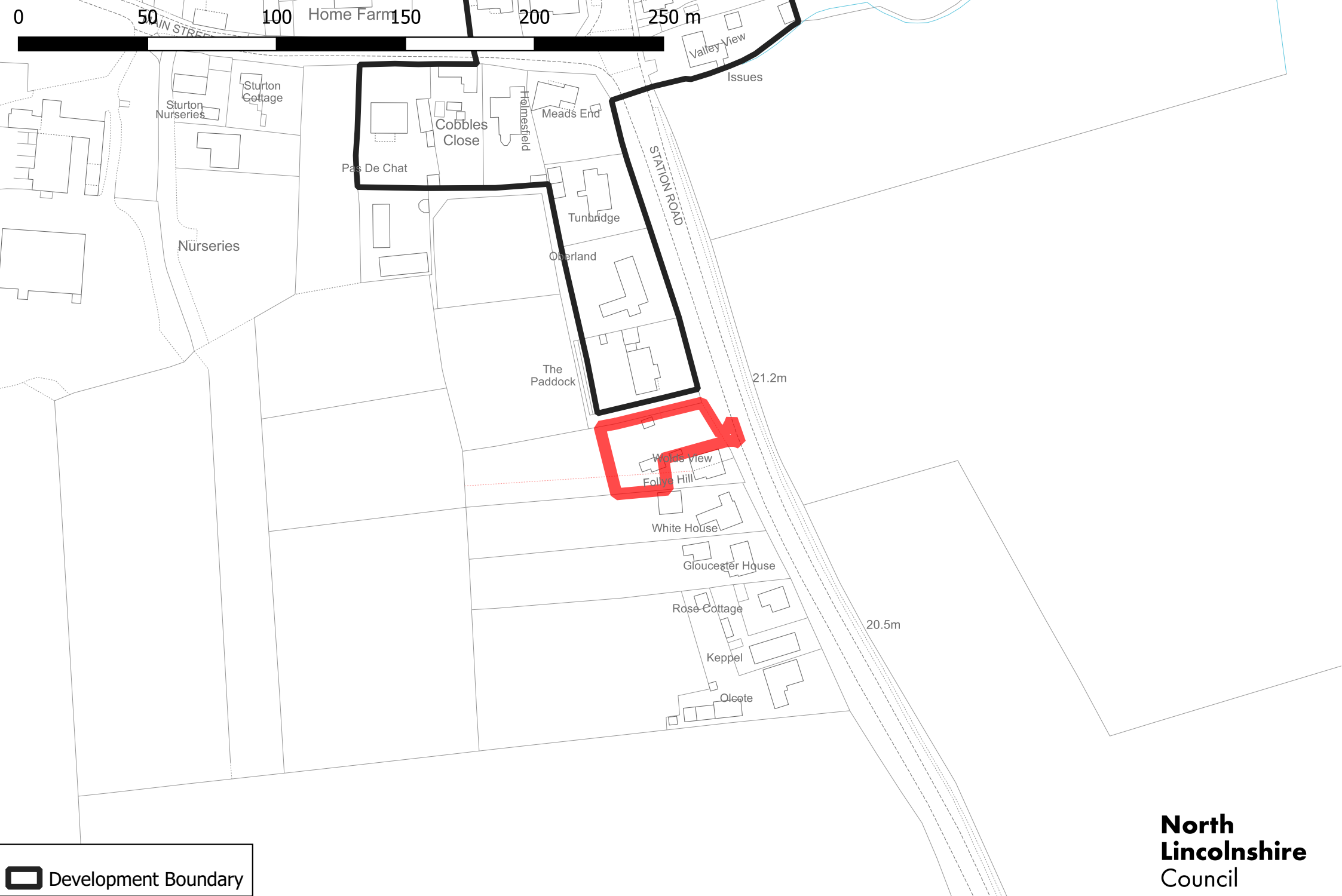
In the interest of character, trees and biodiversity, and to accord with policies LC12 of the North Lincolnshire Local Plan, and CS5 and CS17 of the North Lincolnshire Core Strategy.

Informatives

1.
In determining this application, the council, as a 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.

2.
The developer should consider permeable block paving as opposed to the current proposals for permeable block paving/tarmac and cut-off drain on the boundary.

3.
The applicant is reminded that all pre-commencement conditions and other conditions applied to outline planning permission PA/2020/515 must be respected.



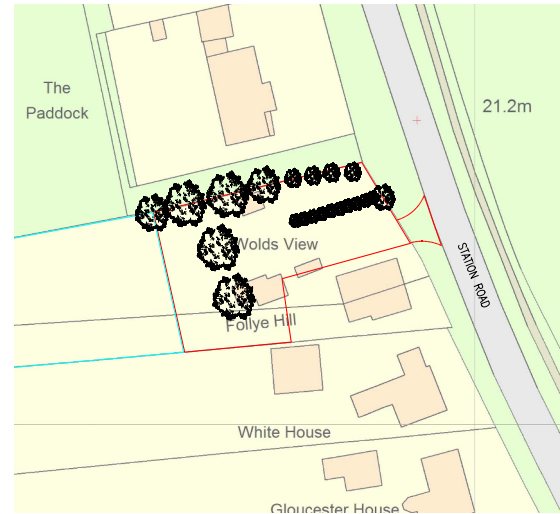
PA/2023/1084

PA/2023/1084 Proposed layout (not to scale)

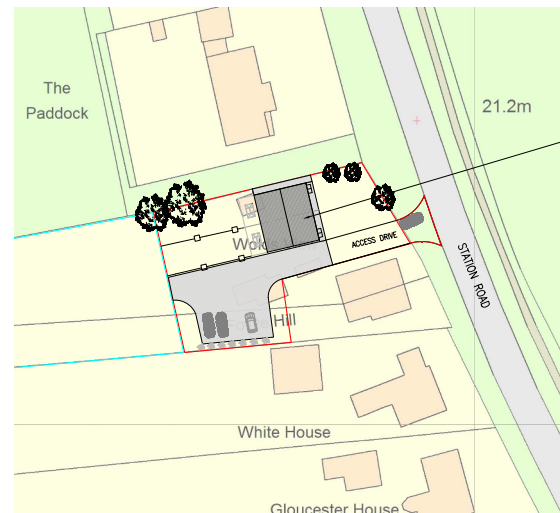
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 All materials to be used are the same as the existing materials unless noted otherwise.



LOCATION MAP
 SCALE 1:1250



EXISTING SITE LAYOUT
 SCALE 1:500



PROPOSED SITE LAYOUT
 SCALE 1:500

Project Name: **Reserved matters (2 New Dwellings)**
 Project Address: **Wolds View, Station Road, Stutton - DN20 9DW**

Drawing Title: **Location Map and Site Layouts**

Drawn: **CH** Checked: **KD** Approved: **CH**

Date: **May 2023** Rev: **A**

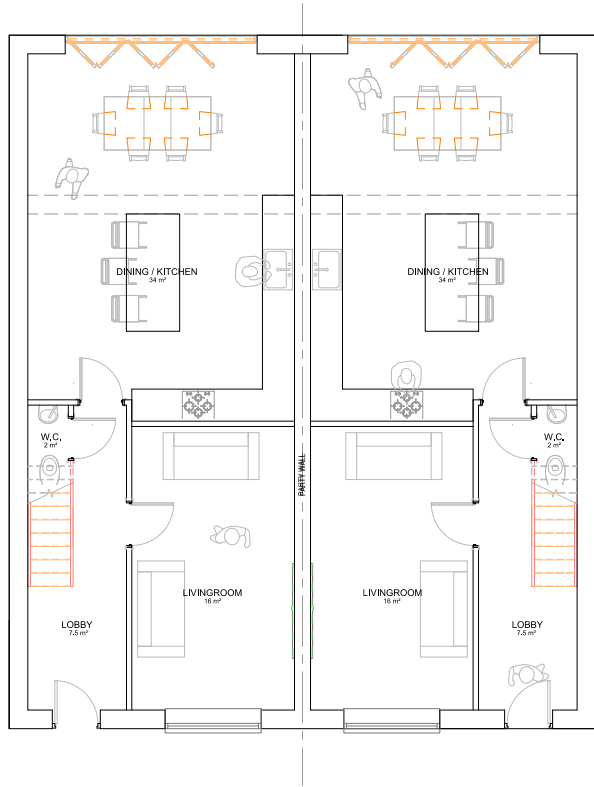
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Drawing No. **001**

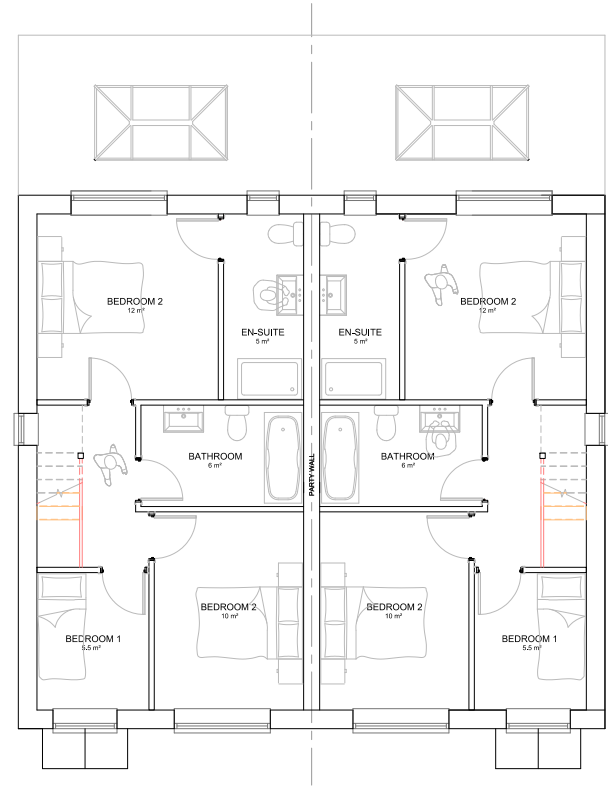
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Centreline Design Consulting Ltd.
 7, Park Drive, Thoresby, Doncaster, DN10 1LL
 T: 01724 410100 M: 01634 916720
 E: info@centrelinedesign.co.uk

PA/2023/1084 Proposed elevations (not to scale)



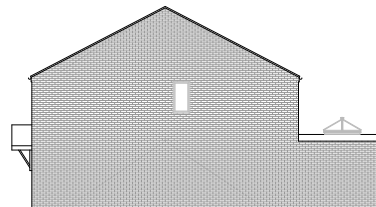
GROUND FLOOR PLAN



FIRST FLOOR PLAN



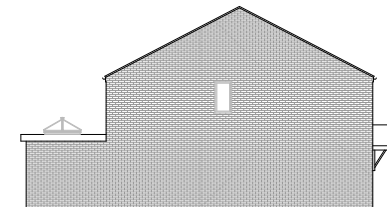
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Project Name: **Reserved matters (2 New Dwellings)**
Project Address: **Wolds View, Station Road, Stutton - DN20 9DW**
Drawing Title: **Proposed Plans & Elevations**
Drawn: **CH** Checked: **KD** Approved: **CH**

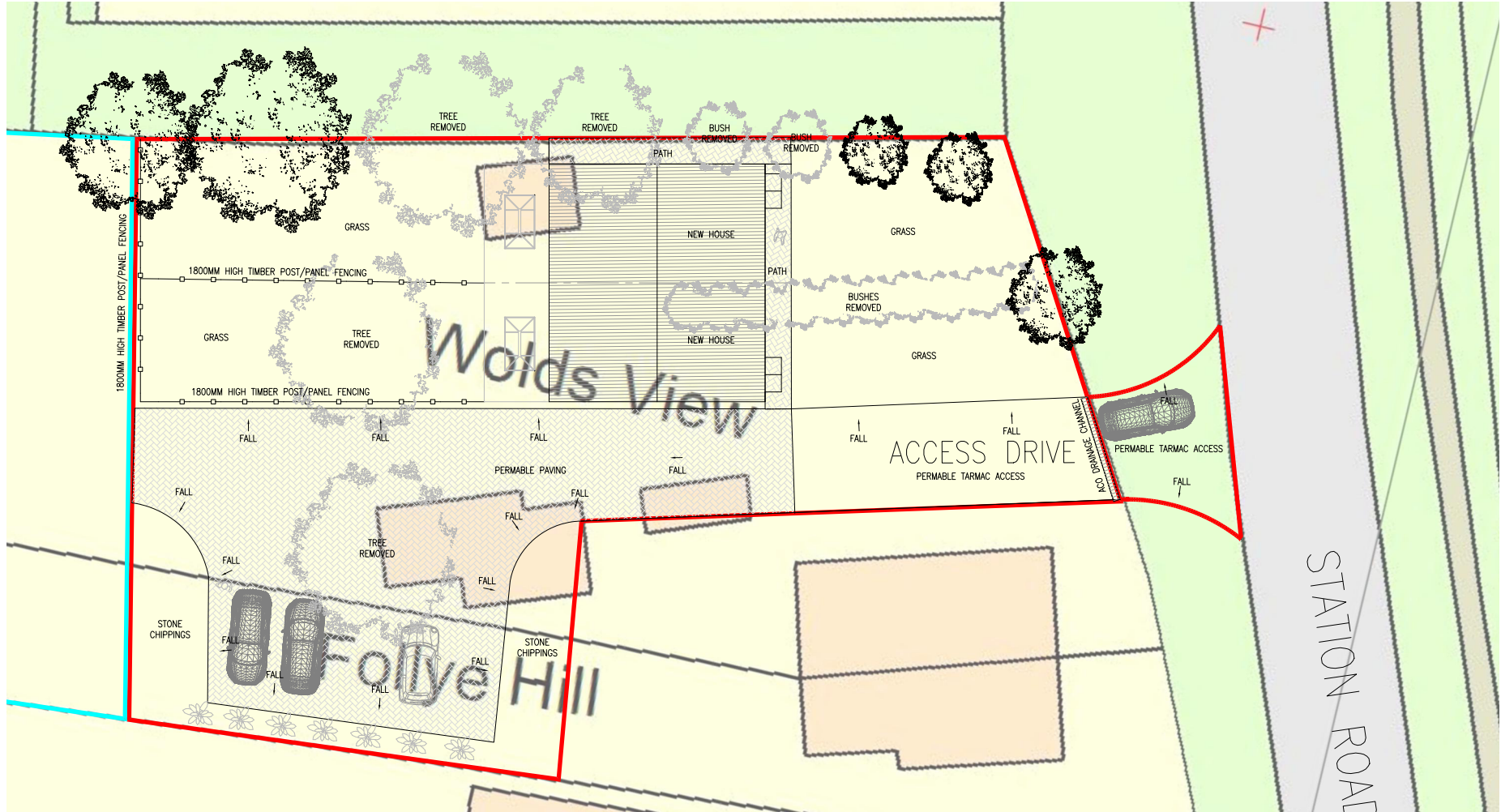
Date: **May 2023** Rev: **A**
Scale: **1:50 & 1:200 @ A1**
Drawing No., **003**

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DESIGN CONSULTING LTD.

Centreline Design Consulting Ltd.
7, Park Drive, The Business Centre, 111, SLE
T: 01724 410150 M: 07834 997220
E: info@centrelinedesign.co.uk

PA/2023/1084 Proposed landscaping (not to scale)

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PLAN

Project Name: **Reserved matters (2 New Dwellings)**
 Project Address: **Wolds View, Station Road, Stutron - DN20 9DW**
 Drawing Title: **Proposed Landscaping**
 Drawn: **CH** Checked: **KD** Approved: **CH**

Date: **May 2023** Rev: **B**
 Scale: **1:100 @ A1**

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 DESIGN CONSULTING LTD.

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 Centreline Design Consulting Ltd.
 7, Park Drive, The Woodlands, DN17 9LL
 T: 01724 410100 M: 07834 919720
 E: info@centrelinedesign.co.uk