

APPLICATION NO PA/2020/1971

APPLICANT Mr Quirke

DEVELOPMENT Application for approval of reserved matters following the grant of outline permission PA/2019/1912 dated 13/02/2020 for a single dwelling, namely access, appearance, landscaping, layout and scale

LOCATION Land adjacent to Whitegate Stables, Star Carr Lane, Wrawby, DN20 8SG

PARISH Wrawby

WARD Brigg and Wolds

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Grant approval subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Wrawby Parish Council

POLICIES

National Planning Policy Framework: Sections 5 and 12 apply.

North Lincolnshire Local Plan: Policies DS1, RD2, H5, H8, T1, T2 and T19 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5, CS7 and CS8 apply.

CONSULTATIONS

Highways: No objection, but recommend a condition.

Trees: The Design and Access Statement indicates that all the hedging around the site will be retained, which would offer some visual barrier between the development and countryside areas. No other detailed landscaping information has been submitted for comment.

Ecology: No objection, but recommend a condition requiring the development to take place in accordance with the Biodiversity Management Plan.

PARISH COUNCIL

Objects on the grounds that the proposed house is large, overbearing and out of character with its surroundings.

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

The application site is rectangular in shape and located to the west of Wrawby, in the open countryside. The site is bordered by a residential property to the south, by Star Carr Lane to the west and by two further residential properties to the north and north-west. Planning permission is sought to erect a detached two-storey dwelling with detached garage to the front. This is a reserved matters application following the grant of outline planning permission PA/2019/1912.

The main issues in the determination of this application are impact on the character and appearance of the countryside (incorporating design), and upon residential amenity.

Impact on the countryside (incorporating design)

The plans show the erection of a two-storey detached dwelling with a detached double garage to the front. The dwelling is positioned centrally within the plot, the principal elevation facing west towards the access road and dominated by a projecting gable which is glazed across both floors; this adds a prominent design feature to the principal elevation and adds visual interest. The projecting gable, with its double height glazed window feature, carries through to the rear elevation of the dwelling where it has an equally visually dominant impact (when viewed from the rear garden). The height of the dwelling, at two storeys, is consistent with the prevailing height of the neighbouring dwelling to the south (Whitegate Stables) and, given its position directly to the north, the proposed dwelling will not be viewed as an isolated form of built development in the rural landscape and will not be overbearing.

The dwelling is set back from the access lane by 9.88 metres, from the northern boundary by 2.97 metres and from the southern boundary by 5.06 metres; this allows the bulk of the dwelling to be positioned in the centre of the plot and sufficient clearance to each side for pedestrian circulation and the provision of off-street parking, turning and garaging to the front. The plans show the dwelling is relatively balanced in its appearance (with the exception of the focal window to the front and rear elevations) with the rooflights in vertical alignment with the ground floor openings, and the choice of brickwork (a mix of white, grey and black tones), mixed with sections of smooth white render in the centre of the house, provide a modern, yet contrasting, visual appearance. However, it is worth noting that the choice of brick has a mixed coloured appearance with black, white and grey tones which will ensure visual assimilation with the remainder of the dwelling's appearance, including an antique slate roof tile, black rainwater goods, and dark grey windows and doors. In addition, the inclusion of the render section will ensure some extent of visual assimilation with the appearance of the neighbouring dwelling to the south.

Residential amenity

The inclusion of the double garage to the front of the dwelling ensures there will be no built form further forward in the street scene than the position of the dwelling to the south and the level of off-street parking provision, together with a turning space, will ensure there is no obstruction to the access road and that vehicles can enter and leave the site in a forward gear.

To the rear it is proposed to provide an area of private amenity space extending to approximately 450 square metres. Given the position of the dwelling away from the

boundaries of the site (in a central position) and the amount of garden provision, the amount of built development (the footprint of the dwelling and garage) is considered commensurate with the size of the plot and a form of development which does not result in over-development of the site. The first-floor habitable room windows face to the front and rear of the site (west and east), which ensures there is no overlooking of neighbouring properties and gardens.

Conclusion

Given the proposal does not result in loss of residential amenity, it is in keeping with the scale and height of existing built form in the vicinity of the site and will not cause any issues in relation to highway or pedestrian safety, the application is recommended for approval. In addition, the height and scale of the dwelling will not result in an alien or discordant form of built development in the rural landscape.

RECOMMENDATION Grant approval subject to the following conditions:

1.
The development hereby permitted shall be carried out in accordance with the following approved plans: 1144.01 and 1144.02

Reason

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

2.
The dwelling shall not be occupied until the vehicular access to it and the vehicle parking space(s) serving it have been completed and, once provided, the parking space(s) shall thereafter be so retained.

Reason

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

3.
Works and biodiversity enhancements shall be carried out strictly in accordance with the submitted Biodiversity Management Plan ref 1144WRAW. The management prescriptions set out in the management plan shall be carried out in their entirety. The applicant or their successor in title shall submit photographs of the installed bat roosting and bird nesting features, within two weeks of installation, as evidence of compliance with this condition. All biodiversity features shall be retained thereafter.

Reason

To conserve and enhance biodiversity in accordance with policies CS5 and CS17 of the Core Strategy.

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.