

<b>APPLICATION NO</b>	<b>PA/2020/1973</b>
<b>APPLICANT</b>	Mr Jago Chapman
<b>DEVELOPMENT</b>	Planning permission for an extension to an existing dwelling to provide two dwellings as holiday accommodation
<b>LOCATION</b>	1 and 2 Grange Farm Cottages, Station Road, Thornton Curtis, DN39 6XA
<b>PARISH</b>	Thornton Curtis
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Emmanuel Hiamey
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Departure from the development plan Objection by Thornton Curtis Parish Council

#### **POLICIES**

**National Planning Policy Framework:** Section 12 – Achieving well-designed places.

#### **North Lincolnshire Local Plan:**

DS1 (General Requirements)

DS5 (Residential Extensions)

RD2 (Development in the Open Countryside)

RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside)

T2 (Access to Development)

R14 (Hotel and Guest House Accommodation)

#### **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)

CS15 (Culture and Tourism)

## **Supplementary guidance**

SPG1 Design Guidance for House Extensions

### **CONSULTATIONS**

**Drainage (Lead Local Flood Authority):** No objections subject to the imposition of conditions. Historical records suggest that this property is located within an area of localised flood risk. Taking this into consideration, advise further investigation and analysis of this site and area is carried out to assess flood risk to the site from the adjacent land and highway.

**Environmental Protection:** No objection but recommend a condition relating to land contamination.

**Highways:** Advise conditions.

### **PARISH COUNCIL**

Objects to the application. The council is concerned at the gradual creation of a housing estate on the property known as The Grange, which originally held a single dwelling with an annexe. Approval has already been given to three dwellings. This application will increase the number by another two, creating a four-property terrace from existing semi-detached farm cottages.

The council is also concerned that, if approved, it would encroach onto the site of the attached dwelling (PA/2019/2015), leaving insufficient space to build such property as detailed on the plans.

The council further believes that new builds in this location (which is not within the Thornton Curtis [development boundary] as shown in the local plan) constitute building in the open countryside, which is restricted and contrary to the development plan.

### **PUBLICITY**

Site notice posted. No comments have been received.

### **ASSESSMENT**

The site is located outside the development boundary of Thornton Curtis, along Station Road. The site contains a two-storey semi-detached dwelling with outbuildings at the rear. The dwelling has a sufficient amenity area to the side (west).

The site is bounded by the adjoining dwelling (2 Grange Farm Cottages) to the west and surrounded by a field to the north and east. The dwelling fronts Station Road.

Permission is sought for an extension to the existing dwelling to provide two dwellings as holiday accommodation. The volume of the extension would be approximately 200% of the size of the existing semi-detached property. The extension would be similar in height to the existing dwelling and the design would match the design of the existing dwelling. The windows and doors would be similar. Largely, the design would copy the existing dwelling.

A design and access statement has been submitted, which provides background to the proposal and the context of the site. It justifies the proposed holiday cottages and indicates

that the existing two cottages are to be upgraded to enhance their appearance, with some modification to the rear elevation, including new double doors.

The proposed holiday cottages would be on the side of 1 Station Road within the existing garden land. They would be available to rent to visitors and tourists wishing to visit the small-holding and benefit from the on-site farm diversification activities and wishing to visit North Lincolnshire and the wider area and benefit from the wider local tourism activities.

The statement concludes that the site offers a chance to enhance an existing pair of farm cottages and utilise a vacant garden infill plot to provide much-needed tourist/visitor accommodation for the site and wider area. The proposals would complement the plan to create an on-site farm diversification business for the applicant's son to benefit from in terms of his quality of life, development and to find his place in the working world whilst having the nearby help of his immediate family. Based on the merits of the scheme and the wider economic contribution it would provide, it is requested that this application be supported.

### **Key issues**

**The main issues to be considered in the determination of this application are:**

- **the principle of development;**
- **whether the extension would harm the character and appearance of the main house;**
- **whether it would harm the street scene; and**
- **whether it would impact the amenities of adjacent properties.**

### **The principle of the development**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the development plan consists of the saved policies of the North Lincolnshire Local Plan (NLLP), the North Lincolnshire Core Strategy (NLCS) and the Housing and Employment Land and Allocations Development Plan Document (HELADPD). Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) and the suite of documents comprising National Planning Practice Guidance (NPPG).

The site is outside the settlement boundary of Thornton Curtis as defined in the Housing and Employment Land Allocations DPD and as such, there is a general presumption against development.

Policy RD2 of the North Lincolnshire Local Plan (Development in the Open Countryside) requires development in the open countryside to be strictly controlled. Planning permission will only be granted for development which is essential to the efficient operation of agriculture or forestry; employment-related development appropriate to the open countryside; affordable housing to meet a proven local need; for diversification of an established agricultural business; and for the replacement, alteration or extension of an existing dwelling, provided that specific criteria are met.

The criteria include that:

- the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;
- the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this local plan;
- the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials;
- the development would not be detrimental to residential amenity or highway safety;
- account is taken of whether the site is capable of being served by public transport; and
- the development is sited to make the best use of existing and new landscaping.

In this case, the applicant has confirmed in the design and access statement that the site forms part of a wider small holding containing a mix of residential and farming-related commercial structures. The family run a long-established business based in Thornton Curtis known as W H Dale Ltd and have been an important business and employer in the village. The family is taking an active role in helping to build a sustainable local farm diversification business, including a café with farm animal petting open to the public and for school visits. Furthermore, it is hoped that the new holiday cottages will provide much needed tourist and visitor accommodation not only to the immediate farm business but also to the wider area, giving local business and tourism a boost.

From above, the proposal would meet the terms of policy RD2 of the North Lincolnshire Local Plan in that it is outside the development boundary (in the open countryside), the extension is appropriate and the development cannot be accommodated within the defined development boundary, plus it is sited to make the best use of existing garden.

It is also essential to the efficient operation of farming diversification and business based in Thornton Curtis known as W H Dale Ltd. It is employment-related development appropriate to the open countryside. It would also provide much-needed tourist and visitor accommodation in the village.

Policy RD10 of the North Lincolnshire Local Plan (replacement, alteration and extensions to dwellings in the open countryside) requires that the volume of the proposed extension or alteration does not exceed that of the original dwelling by more than 20%, exclusive of the normally permitted development rights and that the original dwelling forms the dominant visual feature of the dwelling as extended. As indicated earlier, the volume of the extension would be 200% of the semi-detached dwelling and 100% of the volume of both cottages (1 and 2 Station Road) and therefore does not meet the terms of the policy.

Notwithstanding the above, the council is departing from policy RD10 because the extension achieves a high standard of design and complements the original building by reflecting its design, massing, scale and finishing materials. Specific features, such as doors, windows, and roof style and eaves, particularly reflect the existing dwelling's shape, size, alignment and architectural integrity. It is also judged that the extension would not have a detrimental impact on the character and appearance of neighbouring properties and the street scene

through poor design, siting or excessive bulk. The extension does not significantly reduce the amount of daylight or sunlight enjoyed by adjoining properties, would not reduce privacy through direct overlooking from windows and would not significantly reduce the amount of usable amenity space for the adjoining or adjacent property to an unacceptable degree.

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

The council's Supplementary Planning Guidance, SPG1 'Design Guidance for House Extensions', also advises that any extension must be in keeping with the character of the building and that extensions should not dominate the original building in scale, materials or situation.

The NPPF attaches great importance to the design of the built environment and recognises that good design is a key aspect of sustainable development. The NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes. It maintains that planning policies and decisions should not attempt to impose architectural styles and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is recognised, however, that it is proper to seek to promote and reinforce local distinctiveness.

In keeping with policy RD2 of the North Lincolnshire Local Plan (Development in the Open Countryside), the principle of extending a dwelling is acceptable. With regard to policy RD10 of the North Lincolnshire Local Plan (Replacement, Alteration and Extensions to Dwellings in the Open Countryside), while the proposal is contrary to the policy, as outlined above, it would meet the overall aim of policy RD10, which is intended to ensure that extensions to existing dwellings in the open countryside are allowed only where necessary. Furthermore, any new construction should reflect the style, scale and character of the local architecture. In general, the principle of development is acceptable.

### **Holiday accommodation**

Policy R14 of the local plan supports hotel and guest house accommodation in the open countryside outside defined settlement boundaries. In this case, from the design and access statement, it appears the development would involve the change of use of residential premises, combined with the erection of dwellings and therefore meet the aims of the policy.

Policy CS15 of the Core Strategy (Culture and Tourism) states that a balanced and socially inclusive cultural and evening economy will be promoted within North Lincolnshire by supporting uses such as museums, theatres, restaurants, café bars and leisure uses within Scunthorpe town centre and market towns. Elsewhere, schemes that extend the range of cultural and evening economy uses will be supported where they are consistent with the size and function of the centre.

The above policies seek to support the continuing development of sustainable tourism in North Lincolnshire by focusing on the area's natural and built assets.

In this case, while there are three tourism accommodations in Thornton Curtis (Thornton Hunt Inn, Pine Lodge Bed and Breakfast, and Villa Farm Cottage), an additional tourism accommodation would not raise an issue.

### **Layout, siting and design**

Policies DS5 and CS5 are concerned with visual amenity. In respect of the siting, the two dwellings would not raise an issue as there is sufficient garden space to accommodate them.

In terms of design, it would copy the existing dwellings (1 and 2 Station Road) and would not unreasonably reduce sunlight or daylight, or result in overshadowing, loss of privacy or an overbearing impact to existing dwellings. It would also be sympathetic in design, scale and materials to the existing dwellings.

Concerning the height of the two dwellings, the ridge height would be like that of the existing dwellings. In this case, it would be appropriate in scale and would not harm the character of the existing dwellings or surrounding amenities. The position and design of the proposed windows and doors would conform to the existing dwellings and therefore does not raise an issue.

The finish for the walls and the roof covering would also complement the existing dwellings (bricks and tile).

Overall, as detailed in the principle of the development section, as reasons for the council departing from Policy RD10, the layout, siting and design of the proposed dwellings would be acceptable because they would not a negative impact on the existing properties, the surrounding area and the street scene and is judged acceptable.

### **Impact on neighbouring properties**

In terms of impact on neighbouring properties, as indicated earlier, there would not be an issue regarding sunlight or daylight, overshadowing, loss of privacy or overbearing impact to existing dwellings. It is important to stress that no objections have been received following the posting of the site notice.

### **Highway safety**

Policy T2 of the local plan states that all development should be served by satisfactory access. Policy T19 is concerned with parking provision. Highways have not objected to the application but advise conditions to be applied to any permission granted.

Considering the business scheme (holiday accommodation), off-street parking and turning area should be considered. In this case, there is a sufficient garden area at the side of the dwelling to be upgraded for car parking provision. Highways' advice is therefore supported. Accordingly, the extension would comply with policies T2 and T19.

### **Flood zone**

The application site is within SFRA Flood Zone 1, which has a low prospect of flooding. The LLFA Drainage Team has no objections to the proposed development subject to conditions. They have commented that historical records suggest this property is within an area of localised flood risk. Taking this into consideration they advise that further investigation and

analysis of this site and area is carried out to assess flood risk to the site from the adjacent land and highway. These conditions would be applied to any permission granted.

### **Parish council comments**

The parish council has drawn attention to several applications in the area. These include:

- PA/2013/1194: Planning permission to convert a granary into a dwelling at The Grange, Station Road – approved 11 November 2013
- PA/2013/1195: Planning permission to carry out an extension to The Grange and convert an existing outbuilding into dependent relative accommodation, including associated alterations – approved 11 November 2013
- PA/2016/909: Planning permission to erect a detached dwelling to replace an existing building to be demolished at The Granary, The Grange, Station Road – approved 31 August 2016
- PA/2016/1460: Planning permission to demolish an existing dwelling and erect a detached dwelling with detached garage to the rear, and erect a demarcation/retaining wall (with access steps) at the northern edge at The Grange, Station Road – approved 23 November 2016
- PA/2017/1907: Planning permission to erect a detached single-storey dwelling on land adjacent to the site of the former Grange, Station Road – refused 19 March 2018
- PA/2017/1909: Planning permission to erect stables and ancillary outbuildings at the former granary at The Grange, Station Road – approved 25 May 2018
- PA/2019/1316: Planning permission to erect an agricultural worker's dwelling at Grange Farm, Station Road – refused 2 October 2019
- PA/2019/2115: Planning permission to erect a single-storey farm dwelling at The Grange, Station Road – approved 3 August 2020

From the above, the only applications refused in the area are PA/2017/1907 and PA/2019/1316.

It is judged that the planning history above does not have direct implication for this application. It is therefore unclear why the parish council want the history of the above applications to be considered in the assessment of this application.

In response to the parish council's objection on grounds of gradual creation of a housing estate, it is worth noting that each application is assessed on merit and any future or further development on the site and the area would be assessed based on the terms of the local development plan.

Regarding the concern that this application would increase the number of dwellings by another two, creating a four-property terrace from existing semi-detached farm cottages, the development plan does not presume against the erection of terrace properties subject to compliance with the development plan.

The parish council is also concerned that, if approved, it would encroach onto the site of the attached dwelling. The applicant owns both properties, as shown by the red line on the existing site location plan. In addition, there is no evidence that the development would encroach on the adjoining property.

The council further believes that new builds in this location constitute building in the open countryside, which is restricted and contrary to the development plan. This has been addressed in the principle of the development section and judged to meet the terms of the development plan.

## **Conclusion**

In conclusion, the principle to erect two dwellings extension to the existing semi-detached dwellings is acceptable. The proposed development as a local farm diversification business, to include a café with farm animal petting open to the public as well as holiday accommodation is judged acceptable.

The siting, layout, scale and visual appearance of these two dwellings are satisfactory and meet the terms and criteria provided under RD2 (Development in the Open Countryside). While the proposal is a technical departure from policy RD10 (Replacement, Alteration and Extensions to Dwellings in the Open Countryside), as highlighted in the principle of the development section, the proposal would meet the overall aim of the policy, which is intended to ensure that extensions to existing dwellings in the open countryside are allowed only where necessary. With regard to policies DS5 of the local plan and CS5 of the Core Strategy, the layout, siting and design of the extension is judged acceptable since it would not impact negatively on the adjoining properties and would be appropriate for the surrounding area, plus it would not harm the street scene.

The holiday accommodation would provide jobs, which is important to the local economy. A separate licence would be required to operate the holiday accommodation.

All things considered, it is appropriate development and in accordance with the overall aims of the North Lincolnshire Local Plan and Core Strategy. It is therefore judged acceptable departure from policy RD10 and is recommended for approval.

## **Pre-commencement conditions**

All pre-commencement conditions attached to this recommendation have been agreed with the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

## **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: Dwg. No. 638-20-01, Dwg. No. 638-20-02, Dwg. No. 638-20-03, Dwg. No. 638-20-04, and Dwg. No. 638-20-05.

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 - the development lies within an area identified as at risk of localised flooding) 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.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement, detailing how this contamination shall be dealt with, has been submitted to and approved by the local planning authority. The approved method statement shall be implemented in full prior to development commencing on the site.

Reason

To ensure that the future development has appropriate risk management procedures in place to address the issue of elevated arsenic levels and to comply with the provisions of policy DS7 of the North Lincolnshire Local Plan in relation to contaminated land.

7.

The proposed development shall not be brought into use until the vehicle parking facilities have been provided in accordance with submitted details.

Reason

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

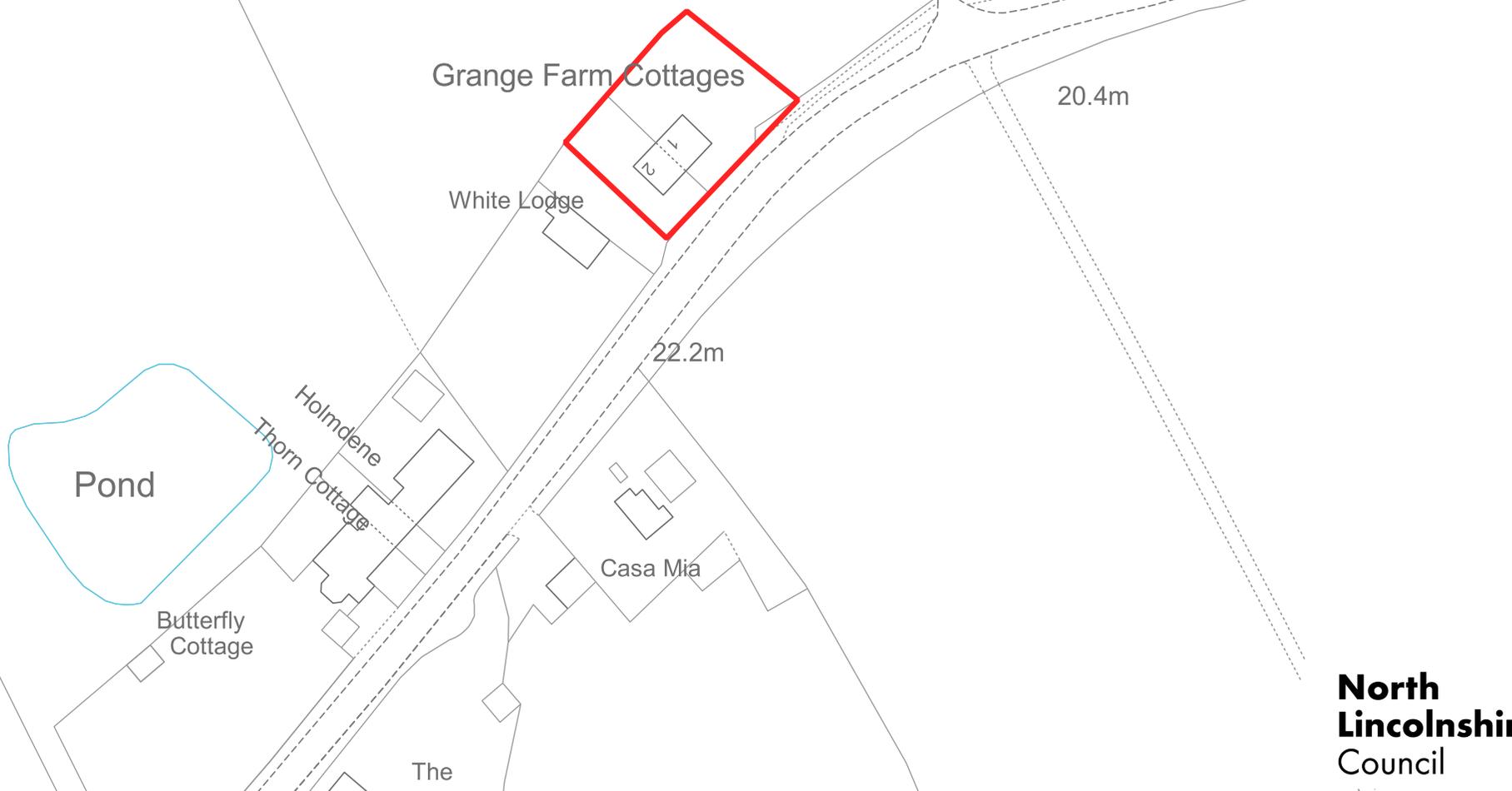
### **Informative 1**

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**

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.



**North  
Lincolnshire  
Council**

**PA/2020/1973**

# PA/2020/1973 Existing and proposed block plans (not to scale)



EXISTING BLOCK PLAN  
1:500



PROPOSED BLOCK PLAN  
1:500

**NOTES:**  
 1. PROTECT SCALE THE DRAWING.  
 2. NOTIFY ANY DISCREPANCIES IMMEDIATELY.  
 3. THE CONTRACTOR IS TO CHECK ALL DIMENSIONAL ASPECTS PRIOR TO COMMENCING AND NOTIFY IMMEDIATELY.  
 4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH CURRENT BUILDING REGULATIONS, WHETHER OR NOT SPECIFICALLY EXPECTED IN THE DRAWING.  
 5. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ANY SPECIFIC STRUCTURAL OR GEOTECHNICAL SUPPORTING INFORMATION.  
 6. IF IN DOUBT, ASK.

THE DRAWING IS THE COPYRIGHT OF THE ARCHITECTURAL CONSULTANT AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND CHECKING ALL DIMENSIONS ON THE SITE TO COMMITMENT AND REPORTING BACK TO THE ARCHITECTURAL CONSULTANT ANY DISCREPANCIES. ALL MATERIALS SPECIFIED ON THE DRAWING ARE TO BE USED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND CURRENT CODES OF PRACTICE.

**Revisions:**

**PROJECT:**  
Proposed 2 No. dwellings & alterations of existing dwellings:-

**TITLE:**  
Existing & Proposed Block Plans

**DRAWING NUMBER:**  
638-20-02

**SCALE:**  
As Shown @ A1

**DATE:**  
September 2020

**DAVID HICKINSON**  
ARCHITECTURE

t: 07811114985  
 e: davehickinson@hotmail.co.uk  
 w: www.davidhickinsonarchitecture.co.uk



