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| <b>APPLICATION NO</b>                     | <b>PA/2021/1891</b>  |
| <b>APPLICANT</b>                          | Mr David Johnson   |
| <b>DEVELOPMENT</b>                        | Planning permission to erect a new detached house and garage |
| <b>LOCATION</b>                           | Islay View, 236 Wharf Road, Ealand, DN17 4JN                 |
| <b>PARISH</b>                             | Crowle   |
| <b>WARD</b>                               | Axholme North  |
| <b>CASE OFFICER</b>                       | Jennifer Ashworth  |
| <b>SUMMARY RECOMMENDATION</b>             | <b>Grant permission subject to conditions</b>                |
| <b>REASONS FOR REFERENCE TO COMMITTEE</b> | Third party request to address the committee                 |

**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

Chapter 15 – Conserving and enhancing the natural environment

Paragraph 7 states, ‘The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.’

Paragraph 8 states, ‘Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- (b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing; and
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’

Paragraph 9 states, ‘Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.’ It also explains that the three overarching objectives are not criteria against which every decision can or should be judged.

Paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

Paragraph 11 sets out the presumption in favour of sustainable development and confirms that, for decision-taking, this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
  - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

Paragraph 38 states, ‘Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.’

Paragraph 47 makes clear that ‘Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.’

Paragraph 130 states, ‘Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

#### **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 CS17 (Biodiversity)

Policy CS19 (Flood Risk)

#### **North Lincolnshire Local Plan (saved policies):**

H5 (New Housing Development) (part saved)

H8 (Housing Design and Housing Mix)

LC5 (Species Protection)

LC7 (Landscape Protection)

LC11 (Areas of Amenity Importance)

DS1 (General Requirements)

DS3 (Planning Out Crime)

DS14 (Foul Sewage and Surface Water Drainage)

DS16 (Flood Risk)

T1 (Location of Development)

T2 (Access to Development)

T19 (Car Parking Provision and Standards)

Appendix 2

**Housing and Employment Land Allocations DPD:** The site is within the development limits of Ealand and is allocated under policy LC11 (Area of Amenity Importance) as shown on Proposals Map Inset 14 - Ealand.

## **CONSULTATIONS**

**Highways:** Subject to the imposition of recommended conditions, no comments or objections to the proposal.

**LLFA Drainage:** Subject to the imposition of recommended conditions, no comments or objections to the proposal.

**Yorkshire Water:** No comments or objections.

**Environmental Protection:** No comments or objections.

**Ecology:** Have reviewed the proposals and do not consider an ecological survey is required and that policies LC11 and CS17 apply. The site appears to be a rather small and isolated area of rough grassland with limited botanical value and limited potential for protected or priority species, save for foraging hedgehogs, perhaps. Planning conditions are proposed to minimise harm to protected and priority species and habitats and to seek a net gain in biodiversity in accordance with policy CS17, the National Planning Policy Framework and the Defra Small Sites Metric.

## **TOWN COUNCIL**

Ensuring the implementation of adequate sewage and drainage infrastructure, no further observations.

## **PUBLICITY**

Two site notices have been displayed. The first initially and the second to take account of the proposed changes in light of the officer's comments. Two public comments have been received in response to the first site notice and two in relation to the second. The comments are:

- the site is within the LC11 policy area – an Area of Amenity Importance;
- the applicant has already caused damage to this LC11 area and this site provides a valuable green finger from Wharf Road to the open fields beyond;

- loss of residential amenity to 236 Wharf Road by way of the size, scale, massing and overshadowing of the proposed dwelling;
- loss of residential amenity to 240 Wharf Road by way of the size, scale, massing, overshadowing and overlooking of the proposed dwelling and lounge windows;
- construction in front of the established building line;
- lack of proposals for the disposal of surface water;
- no ecological statement to show how the loss of wildlife habitat will be mitigated;
- overshadow effect;
- dwelling too large for the plot;
- amended block plan makes things worse for the neighbour;
- there should be no windows or doors on the side elevations, or they should be obscure glazed;
- the applicant owns the land to the rear and could use this for garden space.

## **ASSESSMENT**

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

### **Planning history**

The following planning history is relevant to this site and land further east which is also within the applicant's ownership:

2/1978/0167: Erect three dwellings with accesses – refused 09/06/1978.

Over the years the wider site, which was also LC11 land, has been brought forward for residential development comprising a mixture of detached bungalows and two-storey detached properties as well as conversion of agricultural buildings. The two neighbouring properties (236 and 240) were originally granted planning permission in 1988. The following planning history is relevant to the adjacent sites and to this application:

PA/2000/1312: Planning permission to erect a detached house and garage (amended house type to that approved under planning permission 1998/1471) – approved 29/11/2000.

PA/1998/1471: Planning permission to erect a detached house and garage – approved 19/02/1999.

PA/1996/1720: Outline planning permission to erect two detached dwellings (renewal of 2/767/1993) – approved 13/11/1996.

2/1993/0767: Outline planning permission to erect two detached dwellings (renewal of 2/1018/1990) – approved 21/10/1993.

2/1990/1018: Outline planning permission to erect two detached dwellings – approved 30/11/1990.

2/1987/0888: Outline planning permission to erect two detached dwellings – 16/03/1988.

### **Planning designations/considerations**

The site lies within the development limits of Ealand and is allocated under policy LC11 as shown on Proposals Map Inset 14 - Ealand.

The site is not within a conservation area and there are no tree preservation orders or listed buildings on or within close proximity of the site.

The site is within Flood Zone 1, which is at low risk of flooding.

### **The site**

The site is to the east of Wharf Road and represents an infill plot between two existing residential properties (240 Wharf Road to the south and 236 Wharf Road to the north). Both properties are large 2–2.5-storey residential properties with private drives to the front and northern part of the sites. A boundary wall and fence forms the boundary to the north of the site and a timber fence with concrete posts creates the boundary to the south.

The site has been cleared and comprises cut grass and brambles. To the rear is an area of agricultural land which is within the applicant's ownership but outside the development limits. To the west, on the opposite side of Wharf Road/the A161, is the large open body of water that forms the Seven Lakes Leisure Park.

The application site is slightly narrower than the adjoining parcels of land. Development of the site for residential use would need to take account of existing relationships with properties to the north and south, including in terms of overlooking, overshadowing and impact on amenity, as well as being sympathetically designed to take account of policy LC11: Areas of Amenity Importance.

### **Site constraints/features**

The property to the north (236) has windows on its southern elevation which overlook the application site. These include three at ground floor which lead to habitable rooms and one on the second floor, presumably serving an office or bedroom space. This property also has a conservatory to the rear, although an existing wall approximately 2m high sits adjacent forming the site's boundary.

The property to the south (240) is L-shaped in its design and its main entrance door overlooks the application site, as does a downstairs and one first-floor window.

### **Proposed development**

The applicant seeks to erect a single four-bedroom residential property. The property will be largely two-storey with a single-storey ground floor element to the rear. The ground floor will include a lounge, study, games room, boot room, utility, downstairs WC/shower room and an open-plan kitchen, dining, and lounge to the rear. On the first floor the property will include four double bedrooms, two en suite and two with a shared 'Jack and Jill' style bathroom arrangement.

The property will include access and parking to the front and northern side of the property, with access being maintained to the field to the rear. A garden space will be provided to the rear.

### **Principle of development**

Planning permission is sought to erect a single residential property. The site is allocated under policy LC11 and within the development limits of Ealand as identified within the adopted Housing and Employment Land Allocations Development Plan Document Proposals Map.

Policy LC11 Areas of Amenity Importance states, 'Within important amenity areas, development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value or compromise the gap between conflicting land uses. Where development is permitted, measures shall be taken to minimise their impact or, where necessary, make a positive contribution to such areas.'

Whilst the site is allocated within policy area LC11, so too are existing residential properties along Wharf Road. This development represents a suitable infill plot and would continue the row of residential properties in this location. It is not considered that the site would adversely impact the character, visual amenity or wildlife value of the area (as confirmed by the council's ecologist) or compromise a gap between conflicting land uses. The adjacent land uses to the north and south are residential, whilst to the east is an area of agricultural land which is also within the LC11 area. Development of this wider area should be protected. The proposal site sits on the edge of the built-up area of Ealand within an existing built frontage, and as such will integrate into longer views into the settlement. Removing this small gap in an existing residential frontage will have no or limited impact on passing views from the A161. The rear of the residential properties off Wharf Road provide a formal buffer to the LC11 policy area and the development of the site would continue this line.

The wider local plan talks about the suitability of infill sites as a means for housing development to come forward. Policy CS2 includes reference to infill plots and identifies them as sequentially preferable locations for development 'followed by other suitable infill opportunities then appropriate small-scale greenfield extensions to meet identified local needs.' The site is located between two existing residential plots and represents a natural location for new residential development to take place. The site is situated off Wharf Road and is within a residential location.

Policies CS2 and CS8 of the adopted Core Strategy seek a sequential approach to development focusing first on land within the Scunthorpe Urban Area, followed by previously developed land and other suitable infill opportunities to meet identified local need within the market towns. Small-scale developments within the defined development limits of rural settlements (including Ealand) to meet local identified need will then be considered. Policy CS1 restricts development in rural settlements and requires account to be taken of levels of local service provision, infrastructure capacity and accessibility. It also requires development to be in keeping with the character and nature of the settlement. This is further emphasised in policy CS2 which identifies that development within rural settlements should meet identified local need and that development in rural settlements will be restricted.

Policy CS8 notes that new housing development within rural settlements will create opportunities for small-scale infill development that maintains the viability of the settlement

and meets identified local needs without increasing the need to travel. This is further addressed in paragraph 78 of the Framework which supports housing developments in rural areas that reflect local needs.

The site, whilst in a rural settlement, is within the development limits. There still remains a demand for housing across the local authority area and especially within rural areas. The emerging local plan recognises the need to plan for different groups, including the private rented sector, self-build and custom housebuilding, family housing, households with specific needs, student housing, travelling communities and housing for older people. This includes both market and affordable housing. The authority is predominantly rural and comprises many historic towns and villages surrounded by countryside.

The application site is within the development limits of Ealand and would serve to address local need. Whilst there are currently no buildings on the site, the land is a large infill plot which is considered suitable for the development of one residential unit. It is considered that redevelopment would be in accordance with policies CS1, CS2 and CS8.

Policy CS3 talks about development limits being applied to rural settlements, which Ealand is identified as. Development limits are drawn to accommodate future development at a capacity suited to its services and other facilities and to protect and enhance settlement character. Development outside these limits will be restricted.

As mentioned earlier, the council has recently confirmed it has a five-year housing land supply; however, this is not a ceiling level for development and where suitable windfall sites come forward which accord with the development plan then they should be considered favourably. The proposed development would bring a currently underutilised site into use for residential purposes and act to serve local need. New residential development would also bring additional people into the area which would in turn support local services. The scale of development is considered appropriate for the site, subject to conditions. The site constitutes a suitable infill site within the development limits of Ealand.

As such, the proposal is considered to be in accordance with policies CS1, CS2 and CS8 of the Core Strategy; LC11 and H5 of the local plan, and paragraph 78 of the NPPF.

### ***Sustainability***

The Framework places a presumption in favour of sustainable development and assesses this in the three strands of economic, social and environmental. Policies H5, CS1, CS5, CS7 and CS8 place emphasis on creating housing developments that are sustainable and support sustainable communities and living, which in rural settlements includes development that meets identified local needs without increasing the need to travel. Policies T2 and CS2 further address the need to minimise travel and locate development near existing transport modes and infrastructure. Policy CS7 requires development to support the development of sustainable, balanced communities.

The settlement of Ealand is identified within the Sustainable Development and the North Lincolnshire Settlement Survey 2019 as a larger rural settlement comprising one of 17 of the largest villages in terms of population size that have at least four of the seven 'key facilities' and have scored 25 and above.

It is considered that the proposed development would accord with paragraph 11 of the NPPF and policies H5, T2, CS2, CS5, CS7 and CS8, the latter of which seeks the efficient



use of land at a density which is in keeping with the character of the area supporting the development of sustainable and balanced communities.

## **Material considerations**

### ***Residential amenity***

Part-saved policy H5 and policy DS1 both refer to amenity. Policy H5 requires development to not result in overlooking or in a loss of privacy to existing developments, or any other loss of amenity to existing dwellings. Policy DS1, in relation to amenity, states that there should be no unacceptable loss of amenity to neighbouring land uses in terms of noise, smell, fumes, dust or other nuisance, or through the effects of overlooking or overshadowing.

The proposed dwelling is located between two existing properties off Wharf Road. Both properties are large, 2–2.5 storeys in height and include private drives to the front and northern part of the plot. The applicant, through a revised design and layout, has sought to replicate this layout by siting the property to the southern boundary of the site and the access drive to the north.

The applicant has also revised the siting of the dwelling by pulling it in line with the existing properties and removing the proposed garage, which was originally to the front of the property. This allows the property to follow the existing building line on Wharf Road and is visually acceptable when viewed within the wider street scene.

Concerns have been raised by neighbouring properties (both 236 and 240 Wharf Road) in relation to the loss of residential amenity by way of size, scale, massing and overshadowing of the proposed dwelling. The occupier of 240 Wharf Road has also commented that the amended plans would make the situation worse for their property as the proposed dwelling is now closer to their boundary.

In considering the siting of the property, the case officer assessed the harm which could potentially result from the siting of any residential property on this site. The assessment considered that due to the east-facing gardens and the ground-floor windows of 236 Wharf Road, it would be preferable for the property to be sited further south on the plot rather than with the access road to the south, as previous plans showed. This new layout would also reflect the existing pattern of development off Wharf Road. Wharf Road currently comprises five large detached properties before a break in land which leads onto agricultural land, and then residential properties continue beyond this comprising one large detached house and four pairs of semi-detached properties, followed by another detached house and then bungalows. The pattern of development there suggests a detached property would be suitable on this site. The gap between the (five) existing properties and their neighbouring property is no more, and in some cases less, than what is being proposed by the applicant.

In terms of impact on windows in the side elevation of 236 Wharf Road, a similar relationship exists at numbers 244 and 246. 246 Wharf Road has windows in its northern elevation. A gap is achieved between the two properties by the driveway of 246 (the same as is proposed as part of this application). The applicant has stepped the proposed property further south on the plot leaving a similar, if not greater, gap between the proposed dwelling and 236 Wharf Road, by including the access/driveway to the north.

A similar scenario will be achieved between 240 Wharf Road and the proposed property, and whilst the proposed property is closer to the boundary with 240 Wharf Road, the access/drive of 240 Wharf Road provides a gap/buffer between the two properties. The

elevation of 240 Wharf Road, which overlooks the site in this location, includes a small downstairs window (assuming to serve a hallway, utility or kitchen) and the double garage door, and at first floor there is a window above the double garage (assuming to serve a bedroom). It is therefore considered that whilst there will be an element of overbearing impact, it will not be to such a degree as to warrant refusal of this application.

The applicant does propose to include a range of windows on both the northern and southern elevations. All windows in the northern and southern elevations should be obscure glazed to prevent issues of overlooking. This will be a condition of development, should permission be granted.

In relation to the size of the proposed development, whilst the proposed dwelling is a large property, so too are the five existing detached properties located off Wharf Road. All five sit within a similar plot size and the applicant has sought to work with the council to amend the scheme to address the majority of concerns raised.

In terms of overshadowing, it is accepted that the dwelling will lead to an element of overshadowing on the neighbouring property to the north (236 Wharf Road); however, it is not considered it is to such a level as to warrant a refusal. The applicant has included a dual-pitched roof on the proposed property which slopes down towards the property to the north, resulting in the highest point of the pitch being set further back. The proposal also includes a single-storey element to the rear, thus seeking to mitigate overshadowing within this area.

Whilst it is accepted that there would be a degree of impact in terms of overshadowing to 236 Wharf Road, and a degree of overbearing impact to both 236 and 240 Wharf Road, these are not considered so significant as to warrant a reason for refusal. The applicant has sought to address the matters raised by redesigning the property and layout, and as such the development site is considered suitable for a single residential dwelling and accords with policies H5 and DS1 of the local plan.

## ***Design***

Policies H5 (part-saved), CS5 and DS1 seek to deliver quality design in North Lincolnshire. The site is within policy area LC11 and the design of the property therefore needs to respect the criteria set out within it.

Policy CS5 of the North Lincolnshire Core Strategy is concerned with delivering quality design in North Lincolnshire. It states 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, provided that it is appropriate for its location and is informed by its surrounding context. 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.’ This is reinforced by local plan policies DS1 and LC11.

There is no one defined style to the existing five detached properties in this part of Wharf Road. Each has a slightly different style, but all represent large 2 or 2.5-storey properties sat back from the main highway with a reasonable garden space to the rear. The majority of driveways are to the front and north of the properties.

The dwelling will be similar in design to the property to the north in that it will have a single frontage with Wharf Road, the entrance door (a porch) will be centrally positioned with

windows either side and three windows on the first floor. The dwelling will include stone sills under windows and brick arches over the top of windows. Sandtoft Cassius or similar dark grey tiles will be used for the roof. Windows will be UPVC and doors UPVC or composite. The application form confirms that the materials are to be agreed.

The applicant has yet to confirm the proposed finish and materials for the driveway and no boundary details or materials have been confirmed. This should be designed to be in keeping with the proposed dwelling and this rural location.

Due to the size of the proposed dwelling, it is recommended that permitted development rights be removed for the site, with any future proposals requiring permission by the planning authority.

It is therefore considered, subject to the recommended conditions, that the scheme is in accordance with policies H5 and DS1 of the local plan and CS5 of the Core Strategy.

### ***Highways/access***

Policy T2 of the North Lincolnshire Local Plan states that all development should be served by a satisfactory access. Policy T19 of the local plan is concerned with parking provision as well as general safety and is also considered relevant.

The applicant has confirmed that two parking spaces are to be provided on the site. Appendix 2 of the local plan sets out the parking requirements for new build residential properties. The application form suggests that the property will have four bedrooms. The council's Highways team has assessed the submission and has no objections subject to conditions.

It is therefore considered, subject to the suggested conditions, that the scheme is in accordance with policies T2 and T19 of the local plan.

### ***Ecology***

Policy CS17 relates to biodiversity and seeks to ensure developments retain, protect and enhance features of biological interest and produce a net gain in biodiversity by designing in wildlife, and ensuring any unavoidable impacts are appropriately mitigated for.

Policy LC11 states that within important amenity areas, development will only be permitted where it would not adversely affect their open character, visual amenity or wildlife value or compromise the gap between conflicting land uses. Where development is permitted, measures shall be taken to minimise their impact or, where necessary, make a positive contribution to such areas.

The site is identified by the council's ecologist as being a small and isolated area of rough grassland with limited botanical value and limited potential for protected or priority species, save for foraging hedgehogs perhaps.

Natural England has identified the application site as being within a 'green risk zone' for great crested newts, a European Protected Species. The potential for harm to great crested newts (and thus an offence) is therefore low. On that basis, no ecological surveys are required.

The council's ecologist has reviewed the proposals and considers that in this case the proposal is an infill site between existing modern houses, so is not of open character, high visual amenity or wildlife value and does not buffer conflicting land uses. In the ecologist's view, this site is of lesser amenity value than the remainder of the LC11 area. Nevertheless, landscaping and biodiversity enhancement should be encouraged, given the nature of the designation. A condition is recommended relating to a biodiversity metric assessment and biodiversity management plan which would need to be submitted to and approved in writing by the local planning authority.

It is therefore considered, subject to the recommended conditions, that the scheme is in accordance with policies LC11 of the local plan and CS17 of the Core Strategy.

### ***Flood risk and drainage***

Policies CS19 of the Core Strategy and DS16 of the local plan set out the council's approach to development in areas at risk of flooding. These policies seek to direct new development to areas at lowest risk of flooding and only permit development in areas of high risk where it provides wider sustainability benefits to the community that outweigh flood risk; is on previously developed land; and a Flood Risk Assessment has demonstrated that the development will be safe, without increasing flood risk elsewhere.

Policy DS14 relates to foul sewage and surface water drainage and states that the council will require satisfactory provision to be made for the disposal of foul and surface water from new development, either by agreeing details before planning permission is granted, or by imposing conditions on a planning permission or completing planning agreements to achieve the same outcome.

The site is within Flood Area 1 which is identified as low risk of flooding. The town council has commented that any design should ensure the implementation of adequate sewage and drainage infrastructure. This matter was raised by neighbours who had felt the proposals did not adequately address the disposal of surface water.

The applicant has confirmed that foul sewerage will be via the mains sewerage and surface water via soakaway. Yorkshire Water and the LLFA have considered the proposals and do not have any comments or objections.

It is therefore considered that the scheme accords with policies DS14 and DS16 of the local plan, and CS19 of the Core Strategy.

### **Pre-commencement conditions**

These have been agreed with the agent.

### **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:

- Location Plan – dated 11-01-2021
- Block and Elevation Plans – Dwg No. J/02/02/043/20/B
- Floor Plans – Dwg No. J/01/02/043/20/B.

Reason

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

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

in the interest of the visual amenity of the area.

4.

Before the dwelling is first occupied, all windows in its northern and southern walls shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and 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.

5.

No development shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling is occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H5 and DS1 of the North Lincolnshire Local Plan.

6.

Notwithstanding the provisions of Schedule 2, Part 1 Classes A, AA, B, C, D and E of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015, or any order revoking and re-enacting that order with or without modification), no extensions, roof extensions, separate buildings or outbuildings shall be erected to the dwelling hereby permitted or within its curtilage without planning permission having been obtained from the local planning authority.

Reason

To prevent the uncontrolled introduction of a use which may potentially have an adverse impact on the character of the surrounding area and the amenity of neighbours in accordance with policy DS1 of the North Lincolnshire Local Plan.

7.

Within three months of the completion of the new access, any redundant access to the site shall be removed and the area reinstated to footway/verge (including the provision of full height kerbs) in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason

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

8.

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 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.

9.

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

Reason

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

10.

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.

11.

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.

12.

Within three months of the commencement of development, the applicant or their successor in title shall submit a biodiversity metric assessment and biodiversity management plan to the local planning authority for approval in writing. The document shall include:

- (a) an assessment of biodiversity loss based on the habitat baseline of October 2021;
- (b) details of locally native trees and shrubs to be planted and maintained;
- (c) details of measures required to provide at least 1% biodiversity net gain in accordance with the Defra Small Sites Metric.

Biodiversity units should be delivered on site, within the red line boundaries shown on the submitted location plan. Those that cannot viably be delivered on site should be delivered locally, according to a local plan or strategy.

Reason

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

13.

The biodiversity management plan shall be carried out in accordance with the approved details and timings, and the approved features shall be retained thereafter, unless otherwise approved in writing by the local planning authority. Prior to the occupation of the proposed dwelling, the applicant or their successor in title shall submit a report to the local planning authority providing evidence of compliance with the biodiversity management plan.

Reason

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

#### **Informative 1**

Due to existing foul sewer flooding issues in the Ealand & Crowle catchment, you are advised that no surface water from the development can be discharged into the foul sewer network.

#### **Informative 2**

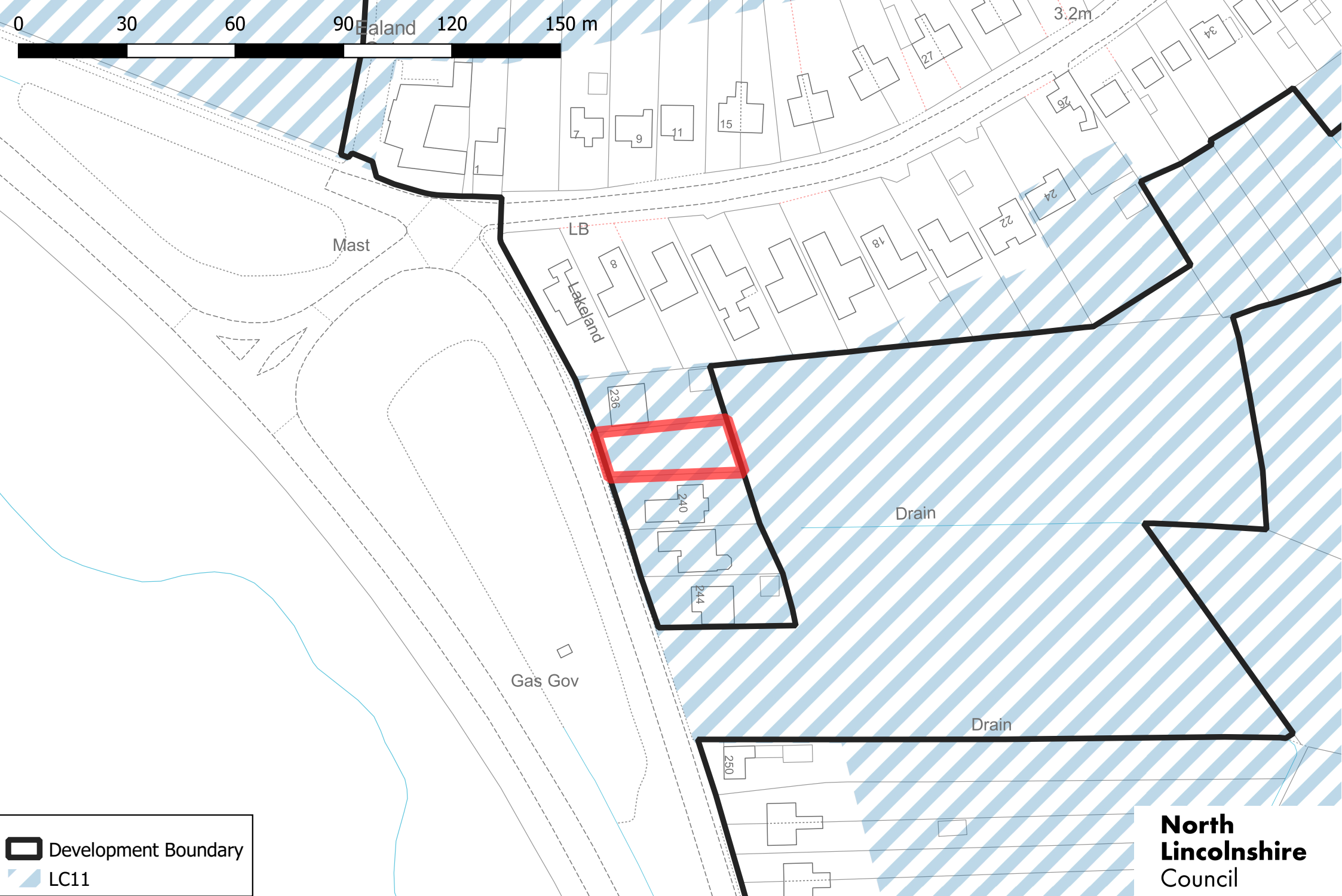
The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- 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 3**

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.





 Development Boundary  
 LC11

**North  
Lincolnshire  
Council**

**PA/2021/1891**

# PA/2021/1891 Proposed layout and elevations (not to scale)

Sandfort Classics or similar dark grey tiles on 50 x 25mm battens on breathable membrane on precast roof trusses to BS 5268 at 400/600mm c/c all in accordance with truss manufacturer's design & installation details. Profiles as indicated.  
 Truss design calculations to be supplied for checking by Building Control - request conditional approval. All bracing in 100 x 25mm timber.  
 All tiles to be mechanically fixed including ridge and hip tiles. 30 x 4mm galvanneal steel straps to wall plates, up gables and at eaves level crossing min. 3 No. members on rafter min. 38mm wide.  
 Roof trusses to be 200mm mineral wool laid between joists and 200mm mineral wool laid over at right angles to bottom layer.  
 12.5mm plasterboard and skim to ceilings.



**PROPOSED FRONT (WEST) ELEVATION**



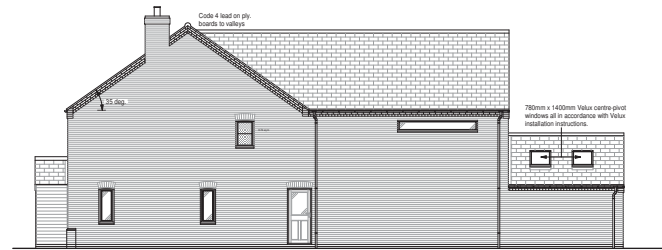
**PROPOSED REAR (EAST) ELEVATION**



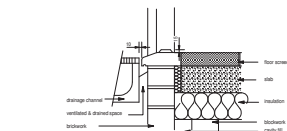
**EXISTING SITE PLAN 1:500**



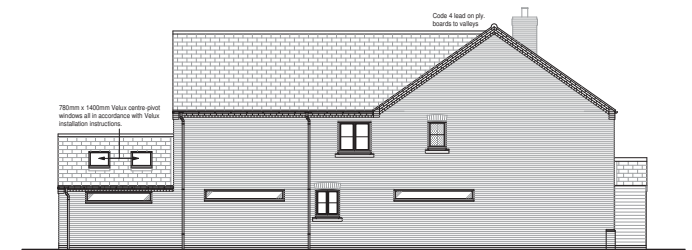
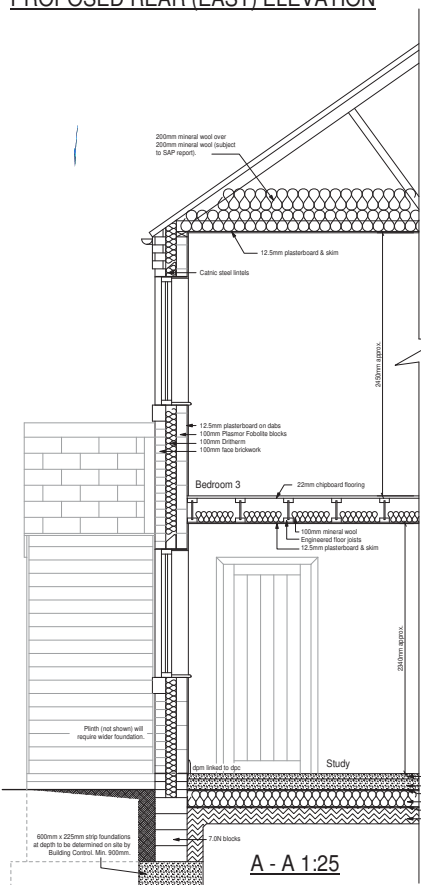
**PROPOSED SITE PLAN 1:500**



**PROPOSED SIDE (SOUTH) ELEVATION**



**TYPICAL HOUSE THRESHOLD DETAIL  
PART M (Floor construction may vary). NTS**



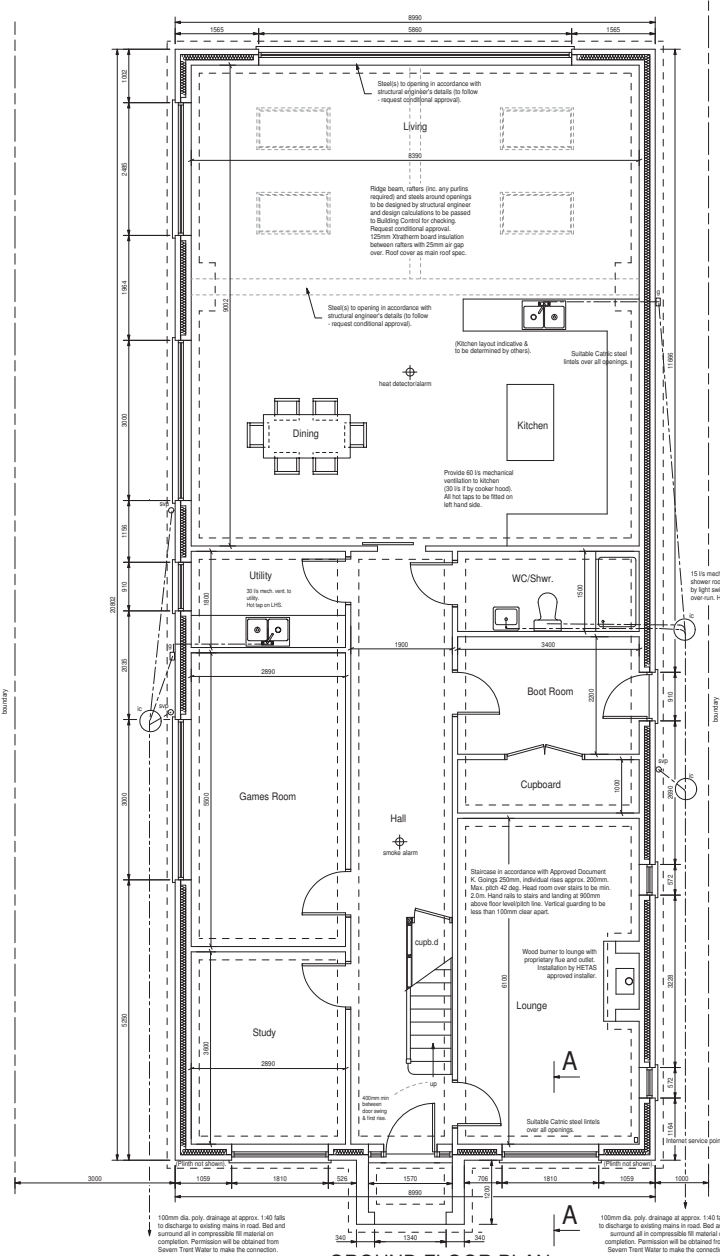
**PROPOSED SIDE (NORTH) ELEVATION**



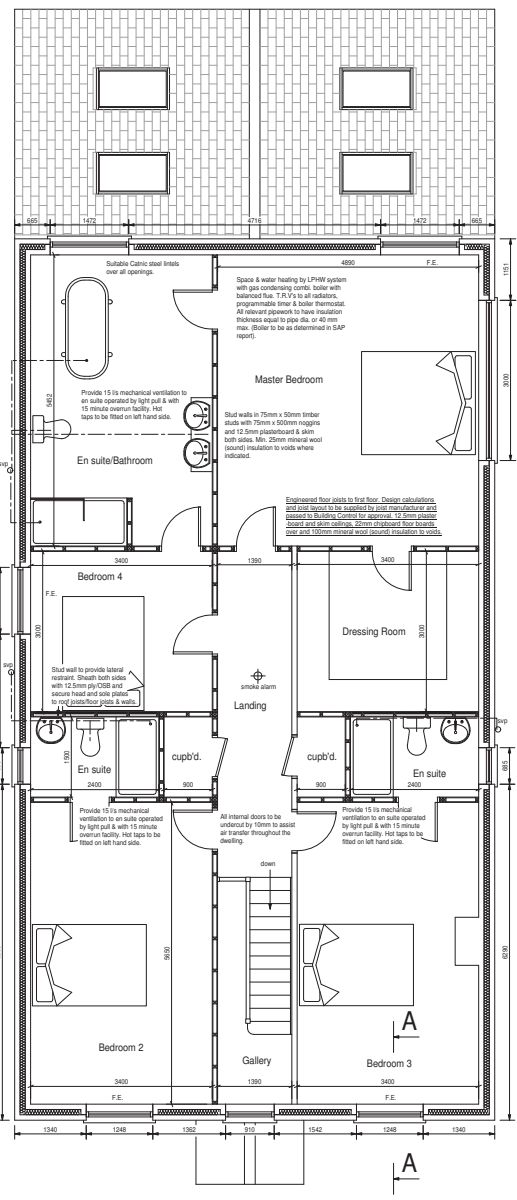
NOTE: THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. ADDITIONAL INFORMATION, STRUCTURAL DESIGN AND/OR AMENDMENTS MAY STILL BE REQUIRED. DO NOT START WORK UNTIL YOU ARE IN POSSESSION OF ALL CORRESPONDING APPROVALS, APPROVED SUPPORTING DOCUMENTS AND APPROVED DRAWINGS. ADDITIONAL DESIGN OR ADMINISTRATION DUE TO STARTING WORKS WITHOUT FULL APPROVAL WILL BE CHARGED FOR.  
 ALL DIMENSIONS ARE APPROXIMATE & MUST BE CHECKED ON SITE

|   |   |                                   |   |
|---|---|-----------------------------------|---|
| Drawing title:<br>ELEVATIONS, SECTIONS & SITE PLANS | Client:<br>MR & MRS JOHNSON   |                                   |   |
|   | Drawing No.<br>J/02/02/043/20/B   | Scale at A1:<br>1:25, 1:50, 1:500 | Date:<br>06-02-2022   |
| Revisions:  | Project:<br>PROPOSED DETACHED HOUSE, LAND ADJACENT 236 WHARF ROAD, EALAND |                                   |   |
| R M Potterton Ltd.<br>Architectural Services        |   |                                   | 2A Northfield Road<br>Messingham<br>Scarborough<br>North Lincolnshire<br>DN17 3SA |
|   |   |                                   | Telephone: (01724) 761752<br>Mobile: 07944 302278<br>rmpotterton@hotmail.co.uk    |

# PA/2021/1891 Proposed floor plans (not to scale)



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

### Building Regulations Compliance Notes:

EXCAVATE FOR & CONSTRUCT CONCRETE STRIP FOUNDATIONS (SUBSTRUCTURE AS SECTION. BLOCKWORK BELOW GROUND TO BE 7N FOUNDATION BLOCKS 300mm x 100mm WIDE AS APPROPRIATE. CAVITY WALLS ABOVE DPC ALSO AS SECTION UP TO WALL PLATE. UP CABLES ETC. STAINLESS STEEL WALL TIES AT 450 c/c VERTICALLY, 750 c/c HORIZONTALLY AND 225 c/c VERTICALLY AT OPENINGS. CAVITIES CLOSED USING PROPRIETARY CAVITY CLOSERS WITH THERMAL RES. MIN. 0.45W/m2K. INTERNAL BLOCK WALLS IN 100mm BLOCKS ON 450mm x 225mm STRIP FOUNDATIONS WHERE INDICATED. NON LOAD BEARING WALLS TO BE OFF 225mm THICKENED SLAB. BLOCK WALLS FINISHED INTERNALLY WITH 12.5mm PLASTERBOARD ON DABS & 50MM. MAIN ROOF STRUCTURE IN PREFABRICATED TRUSSES TO BS 5268 AT 600mm MAX. c/c AT INDICATED PITCHES. TRUSS CALCULATIONS TO BE SUBMITTED FOR APPROVAL PRIOR TO WORK COMMENCING. ALL LONGITUDINAL & DIAGONAL WINDBRACING IN 100mm x 25mm SOFTWOOD ALL TO BS 5268. 30mm x 5mm Galv. STRIPS TO WALL PLATES. UP CABLES & AT CEILING LEVEL AT 2.0m c/c CROSSING AT LEAST 2m. MEMBERS ON MIN. 30mm NOSSIMS. ROOF COVER TO BE CONCRETE/CLAY TILES ON 50mm x 25mm BATTENS ON BREATHABLE MEMBRANE. CATWING STEEL LINTELS OVER ALL EXTERNAL OPENINGS WITH DPC OVER. INSTALLATION ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. REINFORCED CONCRETE LINTELS TO INTERNAL OPENINGS AND TO WALLS WHERE ANY DRAINS PASS UNDER. MANSFED LINKED SMOKE DETECTORS TO BS 5446 P11 & IN ACCORDANCE WITH APPROVED DOCUMENT B OF CURRENT BUILDING REGULATIONS. INTERNAL WALLS SURROUNDING BEDROOMS AND ROOMS CONTAINING WCs TO HAVE RESISTANCE TO SOUND. ALL STUD WALLS TO BE MIN. 75mm STUD, 25mm THICK MINERAL WOOL / FIBREGLASS Batts WITHIN VOID & PLASTERBOARD FINISH MIN. MASS OF 10kg/m2. CONCRETE BLOCK WALLS TO HAVE MIN. MASS PER UNIT AREA OF 120 kg/m2. PLASTERBOARD ON DABS & 50MM FINISH TO BOTH SIDES. ARCHITECT WALLS WITH PLASTER FINISH SHOULD HAVE MIN. MASS OF 75 kg/m2. ALL GAPS AND JOINTS TO BE FILLED AND WELL SEALED. ALL WINDOWS TO HABITABLE ROOMS TO HAVE OPENING LIGHTS MIN. 1200mm RESPECTIVE FLOOR AREAS AND TRICKLE VENTS TO HEADS PROVIDING MIN. 5000mm2 VENTILATION TO HABITABLE ROOMS. 4000mm2 TO NON-HABITABLE ROOMS. ALL HOT TAPS TO BE FITTED ON THE LEFT HAND SIDE AND WATER AT BATH TAPS TO BE LIMITED TO 48 DEGREES C. SANITARY FITTINGS TO HAVE ANTI SYPHON TRAPS AND TO DISCHARGE TO S.V.P'S. BACK INLET GULLIES AND CONNECTED TO MAINS DRAINAGE VIA 100 mm DIA. POLY. PIPEWORK AND PREFORMED CHAMBERS WHERE INDICATED. ALL DRAINS TO BE AT 1:40 GRADIENT AND BED & SURROUND IN COMPRESSIBLE FILL MATERIAL. ALL OPENINGS FORMED BY DRAINS WHICH PASS THROUGH THE BUILDING CONSTRUCTION ARE TO BE MASKED AND SEALED TO PREVENT ENTRY FROM FILL, VERMIN AND GASES. SURFACE WATER TO DISCHARGE TO SOAKAWAYS MIN. 5.0m FROM BUILDINGS VIA 100mm DIA. HALF ROUND GUTTERS AND 60mm DIA. FALL PIPES. 100mm DIA. DRAINAGE AT 1:40 FALLS TO SOAKAWAYS BEYOND 365. PERCOLATIONS TESTING TO BE CARRIED OUT AND RESULTS SUPPLIED FOR CHECKING BEFORE WORK COMMENCES. REQUEST A CONDITIONAL APPROVAL. ALL RELEVANT PIPEWORK TO HAVE INSULATION THICKNESS EQUAL TO PIPE DIAMETER OR 40mm MAX. INCLUDING ANY PIPE RUNS THROUGH UNHEATED SPACES. RESPONSIBILITY FOR ACHIEVING COMPLIANCE WITH THE REQUIREMENTS OF PART F HEAT PRODUCING APPLIANCES RESTS WITH THE PERSON CARRYING OUT THE WORK. THAT PERSON MUST PREPARE A REPORT SHOWING THAT MATERIALS & COMPONENTS APPROPRIATE TO THE INTENDED APPLICATION HAVE BEEN USED & THAT FLUES HAVE PASSED APPROPRIATE TESTS. THE COUNCIL MAY REQUEST A COPY OF THE REPORT. HEATING & HOT WATER SYSTEMS SHALL BE INSPECTED AND COMMISSIONING CERTIFICATE ISSUED AT COMPLETION OF INSTALLATION TO CONFIRM THAT APPROPRIATE PROVISION HAS BEEN MADE FOR THE SYSTEMS EFFICIENT OPERATION FOR THE PURPOSES OF CONSERVATION OF FUEL & POWER. THE CERTIFICATE TOGETHER WITH MANUFACTURERS OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE AVAILABLE FOR OCCUPANTS USE. A DURABLE NOTICE CONTAINING INFORMATION ON THE PERFORMANCE CAPABILITIES OF THE HEATHING, FIREPLACES, FLUES AND CHIMNEYS SHALL BE AFFIXED IN A SUITABLE PLACE IN THE BUILDING FOR THE PURPOSES OF ENABLING COMBUSTION APPLIANCES TO BE SAFELY INSTALLED. ALL WINDOWS TO COMPLY WITH PART L REQUIREMENTS ('U' VALUE OF 1.4 W/m2K OR BETTER). WINDOW & DOOR FRAMES TO OVERLAP THE CLOSERS BY MIN. 30mm. APPLY SEALANT TO FRONT & BACK OF FRAMES AND SILLS. EFFICIENT LIGHTING TO BE FITTED THROUGHOUT THE DWELLING UNLESS SAP REPORT DICTATES OTHERWISE. IT SHALL BE PROVIDED BY FIXED LIGHTING FITTINGS WHICH ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT - WATT, i.e. FLUORESCENT TUBES AND COMPACT FLUORESCENT LAMPS, NOT GLS. TUNGSTEN LAMPS WITH BAYONET CAP OR EDISON SCREW BASES). BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH ROBUST CONSTRUCTION DETAILS TO REDUCE UNWANTED AIR LEAKAGE. APPROACH AND ACCESS TO THE BUILDING TO BE IN ACCORDANCE WITH APPROVED DOCUMENT M. FRONT DOOR TO HAVE DRABNESSED CRESTLED THRESHOLD IN ACCORDANCE WITH APPROVED D.C. M AND WITH MIN. CLEAR OPENING WIDTH OF 775mm. PROPERTY TO HAVE PAVING AREA MIN. 3.0m WIDE WITH FIRM SURFACE TO FACILITATE DISABLED ACCESS. INTERNAL DOOR WIDTHS TO COMPLY WITH PART M. WALL MOUNTED SWITCHES & SOCKET POSITIONS TO COMPLY WITH PART M. CLADDING IN CRITICAL LOCATIONS TO BS 6268 1981 (SAFETY GLASS). ALL ELECTRICAL WORK REQUIRED TO COMPLY WITH APPROVED DOCUMENT P TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO. A CERTIFICATE ISSUED BY A COMPETENT PERSON TO PROVE THAT THE INSTALLATION HAS BEEN TESTED & COMPLES WITH PART P MAY BE REQUESTED BY BUILDING CONTROL. PART C. SECURE DOORSETS SHOULD BE EITHER MANUFACTURED TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE SECURITY REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS242012 OR DESIGNS AND MANUFACTURED IN ACCORDANCE WITH APPROVED DOCUMENT B. LETTER PLATES WHERE PROVIDED SHOULD HAVE A MAXIMUM APERTURE OF 260mm x 40mm AND BE LOCATED AND/OR DESIGNED TO HINDER ANYONE ATTEMPTING TO REMOVE KEYS WITH STICKS AND/OR INSERT THEIR HAND FOR EXAMINE BY INCORPORATING A FLAP OR OTHER FEATURE TO RESTRICT ACCESS. THE MAIN DOORS FOR ENTERING THE DWELLING SHOULD HAVE A DOOR VIEWER UNLESS OTHER MEANS EXIST TO SEE CALLERS, SUCH AS CLEAR GLASS WITHIN THE DOOR OR A WINDOW NEXT TO THE DOORSET. THE SAME DOORSET TO HAVE A DOOR CHAIN OR DOOR LIMITER. WINDOWS TO BE MADE TO A DESIGN THAT HAS BEEN SHOWN BY TEST TO MEET THE SECURITY REQUIREMENTS OF BRITISH STANDARD PUBLICATION PAS242012. SUITABLE TERMINAL ACCESS POINT TO BE PROVIDED FOR CONNECTION BY INTERNET SERVICE PROVIDER.

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|--|---|--|--|
| Drawing title<br><b>FLOOR PLANS &amp; COMPLIANCE NOTES</b> | Client<br><b>MR &amp; MRS JOHNSON</b>   | Drawing No. <b>J01/02/043/20/B</b> Scale at A1. <b>1:50</b> Date. <b>06-02-2022</b>  |  |
| Revisions.   | Project.<br><b>PROPOSED DETACHED HOUSE, LAND ADJACENT 236 WHARF ROAD, ELAND</b> | <b>R M Potterton Ltd.</b><br>Architectural Services<br>24 Northfield Road<br>Messingham<br>North Lincolnshire<br>DN17 5SA<br>Telephone: (01724) 761752<br>Mobile: 0794 302278<br>rmpotterton@hotmail.co.uk |  |