

DELEGATED ASSESSMENT

Application no: PA/2019/1946

Proposal: Planning permission to vary conditions 2 and 15 of PA/2017/2080 namely to change the style and materials of plots 1 and 2.

Location: Land north of Front Street, Ulceby

Applicant: Mr Mark Snowden, Keigar Homes Ltd

Officer: Tanya Coggon

POLICY

NPPF: Section 5, Section 12

Core Strategy: CS1, CS2, CS3, CS5, CS6, CS7, CS8, CS14, CS17, CS18

HELA DPD: Inset Map for Ulceby, PS1

Local Plan: H5 (a-m only), H8, T2, T19, DS1, DS14

CONSULTATIONS:

Highways: No objections previous conditions still apply

LLFA: No response

Parish Council: No response

PUBLICITY:

The application has been advertised by site notice and within the local press for a period of not less than 21 days prior to the writing of this report

LETTERS OF COMMENT:

2 letters of comment from the same objector have been received raising the following issues;

- No consultation of the application
- Loss of wildlife
- Drainage problems

MATERIAL CONSIDERATIONS

The Proposal

The proposal is two fold. It is proposed to vary condition 2 of PA/2017/2080 to essentially change the house types to Plots 1 and 2 and to vary condition 15 to change the materials to Plots 1 and 2.

Plot 1 approved under PA/2017/2080 was a dormer bungalow. Plot 1 under this new application will still comprise a dormer bungalow with alterations to the design of the roof, removal of the bay window roof and reduction in the gable on the front elevation. The detailing on the garage has been altered and the window detail. The materials proposed will be sandtoft red pantiles and hanson southdown multifacing bricks. The previously approved materials were sandtoft slate tiles, render and crest cotes bricks to the garage.

Plot 2 approved under PA/2017/2080 was for a two storey dwelling. Plot 2 under this new application will still comprise of a two storey dwelling with a different style front door and windows. The detailing on the garage has been altered and the window detail. The materials proposed will be sandtoft red pantiles and hanson southdown multifacing bricks. The previously approved materials were sandtoft slate tiles and crest cotes bricks to the dwelling and garage.

The Site

The application site comprises approximately 1 hectare of vacant land within the development boundary of Ulceby. The site is primarily bounded by residential properties and vacant land. There is an ephemeral pond to the north-west of the site and a number of mature trees exist along the site boundaries. The site lies in Flood Zone 1. Planning permission has been granted for the erection of fourteen dwellings with associated garaging, driveways, a new access road, creation of a pond and open space area under PA/2017/2080 and the applicant has commenced works to the pond.

The Principle of the Development

The principle of the development has already been established through the previous planning permission on the site PA/2017/2080. This is application made under s73 of the Town and Country Planning Act 1990 (as amended) to make a variation to the previously approved scheme approved under PA/2017/2080 to essentially to vary condition 2 to change the house types to Plot 1 and 2 and vary condition 15 to change the materials to Plots 1 and 2. Only these matters can be considered. A new planning permission has to be issued so all conditions imposed on PA/2017/2080 will need to be imposed on this planning permission if they meet the 6 tests set out in paragraph 55 of the NPPF. The existing S106 attached to PA/2017/2080 will still apply to this new planning permission with off contributions towards affordable housing, leisure, recreation facilities in Ulceby and details of a private management company for the ecological mitigation pond.

Impact on the Highway

In terms of highways, no objections have been received subject to the previous conditions imposed on PA/2017/2080. Some of these conditions, where necessary

will be attached to this new planning permission. The proposal therefore accords with T2 and T19 of the North Lincolnshire Local Plan.

Impact on the Amenity of the Locality

The proposed alterations to the design of the dwellings and materials will not result in any adverse impacts on the amenity of the locality. The proposal will be viewed in context with the approved development on the site and the alterations have no greater impact on the area than the previously approved scheme. The proposal therefore accords with H5, H8 and DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

Impact on Neighbours

The proposed alterations to the design of the dwellings and materials will not result in any adverse impacts on the amenity of neighbours. The proposal will be viewed in context with the approved development on the site and the alterations have no greater impact on the area than the previously approved scheme. The proposal therefore accords with H5, H8 and DS1 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

Conditions

It is not considered necessary to impose all the conditions applied to PA/2017/2080 including some of those recommended by Highways. This is because some of these conditions have already been discharged or the details required by condition found to be satisfactory. It is necessary however to ensure that those conditions which require development to be carried out in accordance with the approved details to be imposed on the decision notice.

Other Issues Raised

The comments made by the objector are noted. A site notice has been displayed on the site for this application and for PA/2017/2080 and placed in the press and on the Council's website. The Council has fulfilled its statutory duty in relation to notification procedures. The issues relating to wildlife and drainage were addressed under PA/2017/2080 and through planning conditions. This application is just to amend the houses type and materials and therefore these amendments will not materially have a greater impact than the scheme previously approved under PA/2017/2080.

RECOMMENDATION: Grant planning permission subject to conditions