

DELEGATED ASSESSMENT

Application no: PA/2020/150

Location: Grange Park, Butterwick Road, Messingham, DN17 3PP

Proposal: Planning permission to vary condition 2 of PA/2006/1769 to allow minor changes to the site layout of 20 holiday lodge accommodation units

Applicant: John Aisthorpe

Officer: Jessica Pacey

POLICY

Local Plan: DS1, DS5

Core Strategy: CS1, CS2, CS5

NPPF: Section 12

CONSULTATIONS

Drainage: No objections or comments to the proposed development

PARISH/TOWN COUNCIL: No objections to planning application PA/2020/150

PUBLICITY: A site notice was displayed; no letters of representation have been received.

MATERIAL CONSIDERATIONS

The Site

The application relates to Grange Park, a holiday lodge accommodation site within Messingham. The site lies outside of the development boundary, within a SFRA Flood Zone 2/3 (a) Fluvial and Agricultural Land Classification, Grade 3.

Proposal

Planning permission is being sought to vary condition 2 of granted planning permission - PA/2006/1769, to allow minor changes to the site layout of 20 holiday lodge accommodation units.

Condition 2 of granted planning permission - 2006/1769 states that the development shall be carried out in accordance with the submitted drawings and particulars unless otherwise agreed in writing by the local planning authority in which case the development shall be carried out in accordance with the agreed amended details.

Reason

To ensure that the development is carried out in accordance with the provisions of the Town and Country Planning Act 1990 or any amending legislation.

The applicants wish to relocate pitches 4 to 12 to the south west and pitches 1, 2 & 3 to the north east of the site, from those that was originally granted and therefore seek permission for these alterations via the submission of this application. The proposed locations are shown upon the amended plans submitted with this application.

The following considerations are relevant to this proposal:

- Residential amenity
- Character impacts
- Impacts on the open countryside

Assessment

Amenity

Policy DS5 of the north Lincolnshire Local Plan is concerned with residential extensions. In respect of amenity 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, overbearing or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Impact on the locality

Due to the proposal being located within a holiday park that has established existing mitigation measures, the proposed relocation of pitches would not be visible from the street scene. It is therefore considered that the proposal would not detract from the character and appearance of its surrounding area and complies with policies CS5 and DS5.

Impact on Neighbours

Again, due to the proposal being located within a holiday park that has established existing mitigation measures, the proposed relocation of pitches will not have any adverse effects upon neighbouring properties.

Outside the development boundary

The site is located within the open countryside where development is strictly controlled under policies RD2 of the North Lincolnshire Local Plan and CS3 of the adopted Core Strategy. However due to the application seeking a variation of condition to an already granted permission, it is considered that the proposed relocation of the pitches would not have any adverse impacts upon the open countryside and comply with policy RD2 of the North Lincolnshire Local Plan and CS3 of the adopted Core Strategy.

RECOMMENDATION: Grant permission subject to conditions.