

DELEGATED ASSESSMENT

Application no: PA/2024/1216

Proposal: Planning permission to demolish existing outbuildings to form wider vehicle access including new electric gates and side fencing

Location: 35 High Street, Burringham, DN17 3NA

Applicant: Miss Susan Humphreys

Officer: Chris Clark

POLICIES

National Planning Policy Framework:

Section 12 - Achieving well-designed and beautiful places

North Lincolnshire Local Plan:

DS1 – General Requirements
DS5 – Residential Extensions
T2 – Access to Development
T6 – Pedestrian Routes and Footpaths
SPG1 – Design Guidance for House Extensions

North Lincolnshire Core Strategy:

CS3 – Development Limits
CS5 – Delivering Quality Design in North Lincolnshire
CS19 – Flood Risk

Housing and Employment Land Allocations Development Plan Document (2016):

Inset 02 – East Halton

CONSULTATIONS

LLFA Drainage Team: The LLFA Drainage Team has no objections or comments to the proposed development.

Highways: Commented in support of the application, citing improvement to visibility conditions for vehicles exiting the property and location of the gates further from the highway. Have recommended the inclusion of conditions to mitigate impacts during development.

Environmental Protection: No comment given that there's no reason to aspect any asbestos, it's too small to worry about working hours and new use wouldn't be sensitive for contaminated land purposes.

Conservation officer: No objections

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 31/10/2024. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Comments Received: No comments received from the general public.

PLANNING HISTORY

The council has no records of any historical planning applications on this site.

MATERIAL PLANNING CONSIDERATIONS

Site Description:

The proposal is within the development limits of Burringham. The site is in SFRA Flood Zone 2/3 (a) Tidal land. The proposal is not within a conservation area. There are no listed buildings located within the immediate vicinity.

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The property is a two storey detached dwelling located on High Street, Burringham. The front elevation of the property is in an eastern direction, with a highway positioned directly in front of this. To the rear there is an outbuilding lining the northern boundary a garden and parking provision. Positioned 2m in front of the southern side of the main dwellinghouse is a row of outbuildings, which line the southern boundary.

Proposal:

The first part of this proposal is to demolish the outbuildings which line the southern boundary. Subsequently, a new vehicular access will be formed including new entrance gates which will be positioned 1m from the footpath.

Principle of Development

Planning law indicates that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan in this case comprises of the policies of the North Lincolnshire Core Strategy (NLCS), the saved policies of the North Lincolnshire Local Plan (NLLP) and the Housing and Employment Land Allocations DPD (HELADPD).

Policy CS3 from the NLCS provides that development limits will be defined in development plan documents. Outside these boundaries, development will be restricted to that which is essential to the functioning of the countryside. Conversely, it follows that land within these limits are deemed to have capacity for future development based on existing and proposed infrastructure, on its access to facilities and services and levels of public transport. The development limits are defined in the Housing and Employment Land Allocations Development Plan Document (HELADPD).

Policy DS5 from the NLLP outlines 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, daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. It further provides that proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Assessment:

The proposal is located within the development limits of Burringham. The principle is therefore supported by the development plan and policy CS3. Moreover, the proposal constitutes a residential extension, falling under the category of a “wall and other structures”, and is therefore further supported in principle by policy DS5.

However, it should be noted that this ‘in principle’ position is subject to compliance with the technical and environmental issues and relevant policies outlined below, which constitute material considerations in the determination of planning applications. It is noted however, that as there will be negligible amenity impacts from this proposal, this has been omitted from the assessment.

Design and Impact upon the Character of the Area:

Policy CS5 of the Core Strategy states that all new development in North Lincolnshire should be well designed and appropriate for their context. It also outlines how developments should contribute to creating a sense of place, with the policy stating that design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area, not being acceptable.

Policy DS1 provides that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. Amongst other criteria, it is outlined that the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

Chapter 12 of the NPPF encourages that proposals should be well-designed and contribute to beautiful place-making. The NPPF goes on to say 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design'.

Assessment:

The main consideration in this section of the assessment is the impact on the character of the area of demolition the existing outbuildings. Having undertaken a site visit it has been established that there is no uniform design or uniformity in materials used throughout the street scene. Additionally, although the outbuildings are very old, they do not constitute non designated heritage assets and have no special importance to the street scene. As a result of this, the council's conservation officer provided no objections. Furthermore, the buildings are in poor repair, with the design and access statement stating that they are falling down, insecure, rotting and in danger of falling down. As a result of this, it is considered that the demolition of these buildings, which are only partially visible from the street scene anyway, would have no detrimental impact on the character of the area. It should be noted that this demolition will improve the design layout of the site, with additional room for onsite vehicle turning and parking.

Although the erection of the new entrance gates benefits from permitted development, it is still noted that their appearance is very similar to the existing gate and consequently, its design will have no detrimental impact on the character of the area.

Highways:

Policy T2 of the Local Plan provides that all development must be provided with a satisfactory access. It follows that in order to achieve greater sustainability and assist in the efficient movement of people, developments must be served adequately by public transport, cycling, walking and the existing highway network.

Policy T6 of the Local Plan provides that The safety, convenience and attractiveness of footpaths and pedestrian areas will be improved, and areas created, to form a pedestrian-friendly network throughout North Lincolnshire. It follows that pedestrian links to new development should be an integral part of new schemes, in which the development and the pedestrian environment are harmonized.

Assessment:

Having consulted the council's highways department, they consider the proposal would improve vehicle visibility, citing the location of the gates 1m further back from the highway as motivation of this. The demolition of the outbuildings will also add to this as a wider field of vision will be visible to vehicles leaving the property onto High Steet. It is also considered that as a result of this, the pedestrian environment will be improved, as exiting vehicles will be less likely to become stationary on the pavement. This proposal would therefore be compliant with both policies T2 and T6.

However, as the development will require works to be carried out within the limits of the public highway, the council's highways department have recommended the inclusion of conditions to mitigate this.

Flood Risk and Drainage:

Policy CS19 of the Core Strategy notes that the council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere.

Assessment:

The site is within SFRA Flood Zone 2/3 (a) Tidal. The LLFA Drainage team have considered the proposals and do not have any objections or comments. Therefore, it can be established that this proposal will not increase flood risk and as a result, satisfies policy CS19 of the NLCS.

Conclusion

In summary, the application for planning permission is acceptable in principle and is not considered to have any adverse impact on local character, residential amenity, highways or flooding and drainage.

The proposal is considered to be compliant with policies CS3, CS5 and CS19 of the NLCS, T2, T6, DS1 and DS5 of the NLLP and chapter 12 of the NPPF. It is therefore recommended that planning permission be granted subject to conditions.

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/details:

SH/24/02a

SH/24/03

Reason

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

Informative 1

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.

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.