



Vesta Planning Ltd

Planning Statement

**Planning application for single dwelling
at
The Forge, 1 Orchard Lane, Kirmington**

On behalf of

Mr M Bennett

25 Midland Road, Scunthorpe, DN16 1DQ

leanne@vestaplanning.co.uk  07551 597225



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Author: Leanne Pogson, BSc (hons.) MRTPI



1. Introduction

- 1.1. This planning statement has been produced by Vesta Planning Ltd to support a full planning application on behalf of Mr M Bennett for the erection of a detached dwelling at The Forge, 1 Orchard Lane, Kirmington
- 1.2. The application will be supported by the following plans and documents which should be read alongside this statement:
 - Application Form
 - Location Plan
 - Site Plans
 - Proposed Plans and Elevations

2. Site and surroundings

- 2.1. The application site comprises of two rendered blockwork buildings which are currently in commercial use for vehicle repair. It has previously been used in association with an engineering business and was originally a blacksmiths forge. The remainder of the site is covered with hardstanding. There is an existing gated vehicular access from Orchard Lane. There are currently a small number of ornamental trees on the north western boundary of the site.
- 2.2. The site is primarily surrounded by residential properties, with a farm yard to the east, on the other side of Post Office Lane. The site is within the development boundary for Kirmington and is very close to the Marrowbone and Cleaver Public House and a bus stop which serves Scunthorpe via Brigg , and Humberside airport. The site is outside of any area of flood risk, including surface water flooding.

3. History

- 3.1. The relevant planning history is set out below.

PA/2011/0655 - Outline planning permission for demolition of existing buildings and erection of two dwellings with all matters reserved.



4. Proposal

- 4.1. Full planning permission is being sought for the erection of single storey detached bungalow. The existing building to the rear of the site will be demolished, with the building to the site frontage being retained as a domestic garage and workshop. The proposed bungalow would have two double bedrooms, an open plan lounge/kitchen/diner, bathroom, utility and entrance hall. A small garden area is proposed to the side and rear of the proposed bungalow, with the existing concrete driveway being removed and replaced with permeable block paving. The site drainage will be improved.

5. Planning Policy and Material Considerations

- 5.1. Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is, therefore, the starting point for the assessment of all planning proposals. Development plan policies of relevance to this application are summarised in the paragraphs below.
- 5.2. The Government's planning policies, as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), are also a significant material consideration in deciding planning applications. National planning policies which are considered relevant to this application are summarised below.
- 5.3. The policies below are the most relevant to this proposal:

North Lincolnshire Local Plan

DS1 General requirements

DS14 Foul sewage and surface water drainage

H5 New housing development

T1 Location of development

T2 Access to development



T19 Car parking provision and standards

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

CS7 Overall housing provision

CS8 Spatial distribution of housing sites

- 5.4. The NPPF sets out the Government's planning policies and how these are expected to be applied and advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Three objectives of sustainable development are identified: economic, social, and environmental.
- 5.5. At the heart of the NPPF is a presumption in favour of sustainable development. For decision-taking, the presumption in favour means approving developments that accord with the development plan without delay, and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- 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
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF establishes a series of core planning principles which include that planning should proactively drive and support sustainable development to deliver new homes, business units, infrastructure and thriving local places. To this end, every effort should be made to identify and meet the housing, business and other development needs of an area and to respond positively to wider opportunities for growth.



5.6. Other core principles of note in relation to the development proposed include: Paragraphs 15-23 present core principles which should underpin decision making and plan making. Of notable relevance are;

- the need to find ways to provide local people with a platform to shape their surroundings and improve their local areas.

- support the move to a low carbon future while taking account of flood risk, climate change etc., - the development will provide a new dwelling which will be built to the latest improved build and efficiency standards. In addition, the site does not lie in a flood risk area while any increase in surface water flood risk will be managed effectively and will be improved.

- enhance the natural environment - as stated above, the proposed development will enable sympathetic landscaping to minimise the impact of a new development on the surrounding houses and local area. The development would not detract from the visual appearance of the area.

- manage growth to promote the use of public transport – the proposed development lies in an area served by a local bus network which provides a regular bus service to Scunthorpe and Brigg.

6. Assessment

6.1. Planning permission is being sought for the erection of a bungalow with associated works including removing existing concrete surfacing and installing a permeable block paved driveway and a lawned garden area. One of the existing buildings will be demolished to accommodate the proposed development, with the frontage building being retained for ancillary use. The existing tree planting to the north western boundary will be retained and developed.

6.2. The proposed dwelling is designed to be in keeping with the existing building and the overall character of the area. There are a mix of dwelling styles, sizes and designs in the vicinity with a mix of materials and finishes. The bungalow will be set back to the rear of the plot, with a garden area surrounding the property. The existing former forge building will be retained in its current form with no external alterations proposed.

6.3. With regards to amenity, the building to be demolished sits on the rear boundary. The Southern boundary treatment to will retain and make good the existing brick wall and part of the demolished building will be retained as a



brick at the same height of approximately 1.5m. to offer privacy to the dwelling to the south. The remaining boundary treatment of grey mesh fencing will be retained.

- 6.4. The site lies within the development boundary for Kirmington where infill development is supported in principle. It should also be noted that planning permission has previously been approved on this site two dwellings, however this was some time ago and has since lapsed.
- 6.5. With regards to BNG, the site is predominantly covered with hardstanding, with the exception of the small area of tree planting. The concrete surfacing will be removed and the garden areas laid to lawn. The proposed development will be a self-build project for the applicant to live in and is therefore exempt from BNG.
- 6.6. The drainage on the site will be improved with the existing concrete being removed and replaced with permeable paving and a garden area/lawn. The foul drainage connection to the existing foul sewer in Post Office Lane will also be improved.

7. Conclusions

- 7.1. The proposed development is for a single dwelling within the development boundary, within the centre of Kirmington. The site is within very close proximity to the facilities within the village and would not have any adverse impact on the street scene, character of the area or the amenity of any neighbouring properties. The proposal is sustainable development and the application should therefore be supported.