

## **DELEGATED ASSESSMENT**

**Application no:** PA/2025/636

**Proposal:** Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning application PA/2023/1018 dated 04/09/2024 to demolish existing farmhouse and associated farm buildings to be replaced with seven dwellings

**Location:** Cherry Tree Farm, Crowle Road, Eastoft, Scunthorpe, DN17 4PH

**Applicant:** Mr Wroot

**Officer:** Deborah Oikeh

## **POLICIES**

### **National Planning Policy Framework:**

Section 2 – Achieving sustainable development

Section 4 – Decision making

Section 11 – Making effective use of land

Section 12 – Achieving well designed and beautiful places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment

### **North Lincolnshire Local Plan:**

DS1 – General Requirements

DS7 – Contaminated Land

DS14 – Foul Sewage and Surface Water Drainage

DS16 – Flood Risk

H5 – New Housing Development

H8 – Housing Design and Housing Mix

HE9- Archaeology Evaluation

RD2 – Development in the Open Countryside

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

CS16 – North Lincolnshire’s Landscape, Greenspace and Waterscape

CS17 – Biodiversity

CS18 – Sustainable Resource Use and Climate Change

CS19 – Flood Risk

**CONSULTATIONS**

**Parish council:** no comments

**Ecology:** no further actions, informative comments provided

**Highways:** No objection, conditions proposed

**LLFA Drainage:** The LLFA Drainage Team has no objections, informative comments provided

**Archaeology:** No further comments to make

**Environment Agency:** No objections, informative comments provided

**Environmental protection:** This department has no comments to make on the above reserved matters application.

**PUBLICITY:** A site notice has been displayed in agreement with the Town and Country Planning (Development Management Procedure) Order 2015

**LETTERS OF COMMENT:** three comments received. Comment relates to the following:

1. installation of swift nesting bricks
2. density of the proposal and impact on residential amenity
3. impact of the scale and massing of the proposal on the adjoining site - Acastra

### **Planning History**

**PA/2023/1018-** Outline planning permission to demolish existing farmhouse and associated farm buildings to be replaced with seven dwellings with all matters reserved: approved 4 September 2024

### **Site characteristics and proposal**

The site comprises a redundant farm complex on the edge of, but within the settlement boundary of Eastoft. There is a redundant farmhouse and several buildings of different ages in various states of disrepair. To the south/southwest the site is bound by a hedgerow with a ditch beyond, which forms the boundary with the adjoining agricultural field. To the south of this field is a public footpath linking Crowle Road with Washinghall Lane. To the west, on the opposite side of Crowle Road is a row of houses. There are also houses to the north and, beyond a small sliver of agricultural land which includes the access to the fields behind, are further dwellings. The site is within EA's Flood Zone 3.

This application seeks approval of the council in respect of the matters reserved namely: scale, layout, access, landscaping and appearance.

### **MATERIAL CONSIDERATIONS**

- Principle of development
- Layout, scale and Appearance
- Landscaping
- Access
- Residential amenity

### **Principle**

By way of introduction, outline planning permission to erect 7 dwellings was granted in 2024 under the planning reference PA/2023/1018 with all matters except access were reserved for future consideration. Accordingly, the principle of development of the site has been established.

This current application seeks permission for all the reserved matters. The layout plan has been revised to achieve a better scheme in terms of the appearance of the

dwellings and wider site as well as separation distance between plot 1 and the adjoining site.

### **Layout, Scale and Appearance**

Policy CS5 of North Lincolnshire Core Strategy is relevant to assessing the scale and appearance of the dwellings. 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’ and ‘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’. The requirement for quality design and protection of the scenic environment of residential areas is further reinforced by the NPPF and policies DS1 and H5 of the local plan. These policies strongly support good design and the creation of beautiful places.

It is worth noting that the proposal has undergone some revision following a meeting with the applicant and architect. The changes relate to the improvement to the appearance and layout of the dwellings. These include amongst other, reduction in the amount of glazing to the front elevation of the dwellings to minimise impact on the rural character of the area, window/door design to ensure uniformity, detachment of the garages 2 and 3 to break up the massing and increase in the separation distance between plot 1 and the dwelling- Acastra to the northeast.

Policy DS1 is partly concerned with layout and expects that proposal should respect and where possible retain and/or enhance the existing landform of the site. The layout plan shows 7 dwellings with roughly rectangular shape comprising 3-4 bedrooms with good-sized amenity space to the rear and front.

The proposals would be two-storey dwellings relatively set back from the building line of the adjoining dwellings to the east. Plots 1-5 feature Juliet balcony to the rear of the dwellings. Given the rear location of the balcony, it is considered that its impact on the appearance or character of the area will be limited.

In terms of scale, the dwellings are proposed to have 3-4 bedrooms with other living accommodation in the ground floor area similar to the size of the dwellings in the surrounding area. The separation distance between the dwellings is considered reasonable as well.

Locally, there is a mix of design and dwelling types ranging from single storey to two-storey dwellings, finished in red/brown facing brick of varying shades, grey slate roof for plots 1, 3, 6 and 7, red pantiles for plots 2, 4 and 5. The proposed windows and doors would be upvc materials mainly dark flush casement. The dwellings feature traditional details such as quoins, dormers, pitched projections and simple porch-like features to the front façade.

Overall, the layout, scale and appearance of the dwellings are considered acceptable in accordance with policy CS5 of the core strategy, policies DS1 and H5 of the local plan and section 12 of the NPPF.

### **Landscaping**

Policy CS5 is in part concerned with landscaping and it encourages proposals to incorporate appropriate landscaping and planting to enhance biodiversity or geological features whilst contributing to the creation of a network of linked greenspaces across the area. Policy CS17 relates to biodiversity, and it seeks amongst other things to ensure that developments produce a net gain in biodiversity through design in wildlife and ensuring any unavoidable impacts are appropriately mitigated for.

The application is accompanied by detailed boundary treatment and landscaping plans between the proposed dwellings neighbouring sites. The plans would incorporate both soft and hard landscaping such as permeable block paving across the driveway, facing brickwork to the front boundary northwestern Front Boundaries treated with a mix of Apple, Magnolia, Flowering Cherry and Mountain Ash plant and a 1.8m high horizontal close boarded feature fencing between the properties. It is considered that the proposed landscaping and boundary treatment scheme is acceptable and accords with policies DS1 and CS5.

### **Access**

Policies T2 (Access to Development) and T19 (Car Parking Provision and Standards) require that proposals do not adversely impact upon highways safety and provide suitable parking arrangements.

The proposed site plan shows driveways for all the dwellings to be accessed via Crowle Road. The submitted plans indicates that the turning and parking space for individual dwelling will be sufficient. The dwellings except plots 6 and 7 have garages either detached or attached to the dwelling. condition. The highways department have raised no objections subject to the fulfilment of some conditions which have been attached to the outline permission, albeit slightly reworded. Conditions 13-14 of the outline planning permission which relate to details of wheel cleaning facilities and construction phase traffic management plan have been discharged under application PA/2025/738. Subject to compliance with the conditions attached to the outline permission, the proposal is considered to be in accordance with Polices T2 and T19.

### **Residential amenities**

Policy DS1 requires that new proposals should not impact the residential amenity of adjoining sites through overlooking, overbearing, overshadowing, odour, nuisance or a loss of privacy. Policy H5 requires that adjacent land uses should not result in annoyance or detract from the residential amenity enjoyed by neighbouring sites.

The closest dwellings to the application site are Acastra to the northeast and Westfield to the southwest. The site is bordered to the northwest by the road and by the open countryside/field to the southeast. All other dwellings in the area benefit from a wider separation distance.

There is a reasonable separation distance between the semidetached (plots 6 & 7) and Westfield to the southwest. Plot 7 and Westfield will be reasonably screened by landscaping treatment. The locations of openings on all the dwellings especially the first floors are sensitively designed to through the incorporation of bricked gable end walls and staggered layout of the dwelling to ensure direct overlooking into the plots is avoided. The first-floor window to the side of plots 6 and 7 serve bathroom windows which would be obscure glaze. Similarly, the bathroom and ensuite windows on the first floor of all the dwellings will be conditioned to be obscure glaze. Therefore, any potential for overlooking from and into the proposed and neighbouring dwellings is minimised or mitigated.

Although the separation distance between dwelling on plot 1 and Acastra is not surplus nonetheless, the massing of the dwelling is reduced towards the boundary treatment by lowering the height of the integral garage and stepping the dwelling back from the building line. It is considered that this approach mitigates against the impact of overbearing or overshadowing on Acastra. The site section showing all the dwellings shows that the proposals will not appearing overbearing upon one another or the neighbouring dwellings once account is taken of the finished floor levels.

Additionally, the oblique layout of the buildings would ensure that sunlight and daylight reception is allowed. The use of glazing on appropriate elevations would allow heat retention and light reception too. It is therefore considered that the proposal is in accordance with policy CS5 of the Core Strategy and policies DS1 and H5 of the Local Plan.

### **Other matters**

Concerns regarding the siting and size of plot 1 has been raised by the resident of Acastra. This concern is noted and dealt with under the residential amenity section of this assessment. Condition 5 of the outline permission requires that the details of the existing and proposed FFL in relation to a fixed offsite datum point and a street elevation scene should be submitted with the reserved matters. The RM application is accompanied by a site plan superimposed by drainage detail showing the existing and finished FFL of the dwellings as well as the foot path and driveway construction details (809-003).

The comments regarding the incorporation of swift nesting bricks for swift birds is noted. This requirement has been dealt with by condition 26 of the outline permission.

Similarly, a site section showing the elevations of the dwellings in relation to the adjoining site is submitted with this application as well (PL-107 rev A). Similarly, the external details and materials of the dwellings and boundary treatments required by conditions 6 and 7 have been indicated on all the elevation plans and boundary treatment plan. The location, layout, drainage, construction services and lightning of the proposed access road into the dwellings have been submitted (see drawing PL – 202 rev A, 809-001 rev A & 809-003 rev A). Details of vehicle parking and turning facilities required by condition 8 of the outline permission is shown on the boundary treatment plan PL-200 Rev C.

A compliance conditions requiring maintenance of visibility splay of 2m by 2m between the dwellings to protect the safety of the residents and road users us recommended by the highways team. This condition was not imposed on the outline permission. It is considered reasonable to include this condition in this case.

### **Conclusion**

The principle of development has been established under PA/2023/1018. This proposal seeks approval for the reserved matters: appearance, scale, layout, access and landscaping. The proposals are two-storey properties stepped back from the building line of adjoining dwellings. The proposed landscaping/boundary treatments and position of openings would aid mitigation of any overlooking impact. No unacceptable harm in terms of overlooking, overbearing, overshadowing and impact on the appearance of the area have been identified. The concerns raised by the neighbour have been addressed in the relevant sections of the assessment. The proposal is therefore recommended for approval.

**RECOMMENDATION: Grant permission subject to conditions**