
Appeal Decision

Site visit made on 5 October 2017

by D Guiver LLB(Hons) Solicitor

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 October 2017

Appeal Ref: APP/N2535/W/17/3178121

Land East of Corrie Cottage, Gainsborough Road, Middle Rasen, Market Rasen LN8 3JU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs R Watson against the decision of West Lindsey District Council.
 - The application Ref 136035, dated 30 March 2017, was refused by notice dated 8 June 2017.
 - The development proposed is the erection of one dwellinghouse with associated new vehicular access.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of one dwellinghouse with associated new vehicular access at Land East of Corrie Cottage, Gainsborough Road, Middle Rasen, Market Rasen LN8 3JU in accordance with the terms of the application, Ref 136035, dated 30 March 2017, subject to the conditions in the attached Schedule.

Main Issue

2. The main issue is whether the proposed dwelling would be a sustainable form of development.

Reasons

3. The appeal site is part of an area of open land to the east of the host building and sits to the south of Gainsborough Road as it passes through the village of Middle Rasen. The proposal is for the construction of single dwelling on the site, together with a garage for two cars and space for vehicles to turn within the site.
4. The Central Lincolnshire Local Plan 2017 (the Local Plan) is a cross-boundary strategic development plan for a number of local planning authorities in Lincolnshire. Policy LP2 of the Local Plan provides a spatial strategy that seeks to ensure housing growth is concentrated in the main urban settlements and provides for a settlement hierarchy of eight tiers to prioritise development.
5. Middle Rasen is a tier four large village for the purposes of Policy LP2 of the Local Plan. The Policy states that tier four settlements will be a focus for growth to maintain and enhance their role in providing housing, key services and facilities for the local area. The Policy seeks to ensure that most of the

- growth occurs on allocated sites or by way of appropriate infill, intensification and renewal within the existing developed footprint of the village.
6. The Policy defines the developed footprint as the continuous built form of the settlement and excludes, amongst other things, gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built up area.
 7. There are fields and open spaces in Middle Rasen interspersed between areas of housing, which is characteristic of a rural settlement. The properties on the southern side of Gainsborough Road are characterised by relatively large houses in significant plots. The appeal site comprises an undeveloped fenced paddock with open countryside to the south.
 8. However, there are clusters of housing built to the east, west and north of the site. The housing to the east extends further south than the southern border of the appeal site. I consider that the appeal site relates more to the village's continuous built form, than to the countryside which is located to the south of the paddock rather than surrounding it. Therefore, I conclude that the proposed development would be in accordance with Policy LP2 of the Local Plan.

Conditions

9. The conditions set out in the accompanying schedule are based on those suggested by the Council. Where necessary I have amended the wording of these in the interests of precision and clarity in order to comply with the advice in the Planning Practice Guidance.
10. In the interests of proper planning I have imposed the standard conditions in respect of time limits. For certainty I have imposed a condition requiring compliance with the plans. To protect the character and appearance of the area I have imposed a condition relating to the approval of external materials. To ensure that foul and surface water is appropriately dealt with I have imposed a condition regarding approval of a drainage scheme.
11. Lincolnshire County Council's archaeology department has identified that the appeal site is in an area of likely Roman settlement and I have therefore imposed a condition to provide for a scheme of archaeological investigation. In the interests of highway safety I have imposed a condition to ensure that parking and turning will be provided.

Other Matters

12. The Parish Council has questioned whether, by reason of size, bulk and design, the proposed building would cause harm to the character and appearance of the area. The proposed building is relatively large but its footprint is not excessive when compared to neighbouring properties.
13. The pitched roof and mixture of hipped and gable ends proposed would be conventional in design and reflect the appearance of many other properties in the vicinity. I consider that the development would not cause harm to the character and appearance of the area and note that the Council takes no issue with the size or design of the proposed building.

Conclusion

14. For the reasons given above, and taking into account all other material considerations, I conclude that the appeal should be allowed.

D Guiver

INSPECTOR

Schedule

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 737E-07, 737E-08A, 737E-09 and 737E-10A.
- 3) No development shall take place until details of all external facing and roofing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details.
- 4) Development shall not commence until drainage works for foul and surface water shall have been carried out in accordance with details which shall have been submitted to and approved in writing by the local planning authority.
- 5) No demolition/development shall take place on the site until a Written Scheme of Investigation shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of significance and research questions and:
 - i) the programme and methodology of site investigation and recording;
 - ii) the programme for post investigation assessment;
 - iii) the provision to be made for analysis of the site investigation and recording;
 - iv) the provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - v) the provision to be made for archive deposition of the analysis and records of the site investigation;
 - vi) the nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 6) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition 4.
- 7) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing no. 737E-10A for two cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available at all times for those purposes.