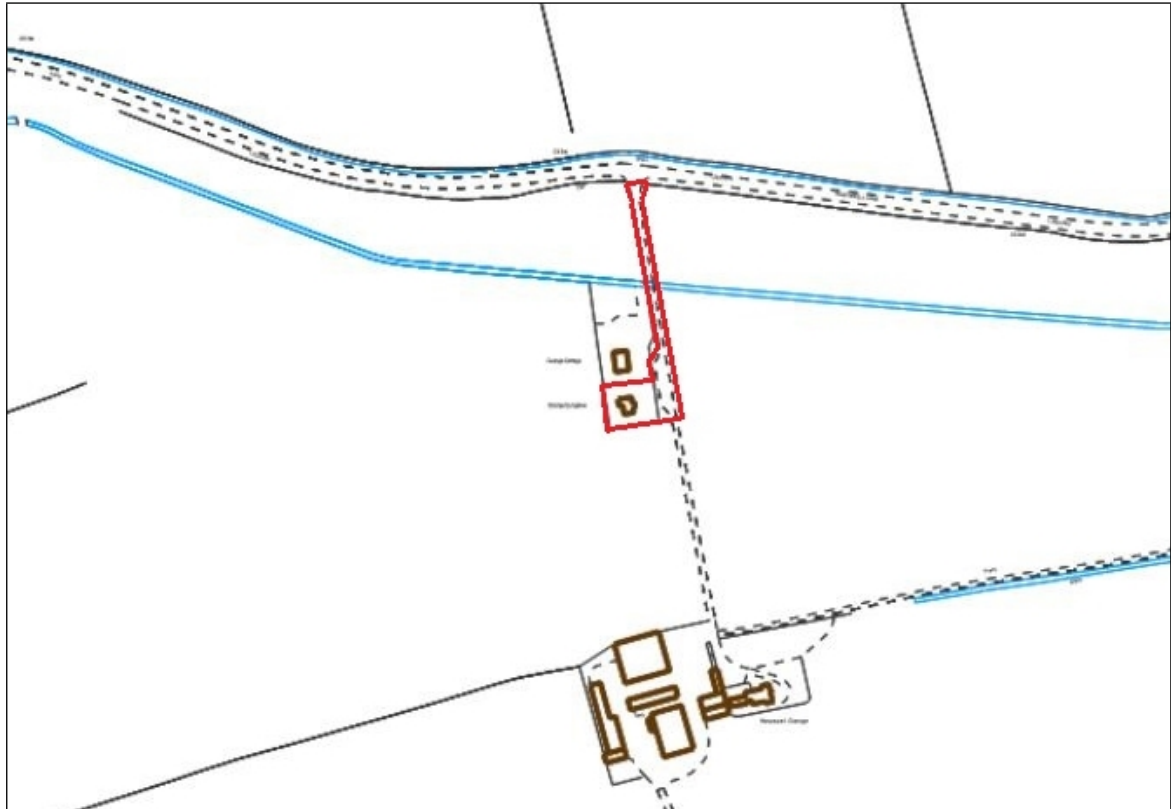


Planning Application No: 136725

Site Location Plan



Officers Report

Planning Application No: 136725

PROPOSAL: Planning application for demolition of existing dwelling and erection of replacement dwelling - resubmission of 135018

LOCATION: Grange Bungalow Harpswell Lane Harpswell Gainsborough DN21 5UW

WARD: Hemswell

WARD MEMBER(S): Cllr Paul D. J. Howitt-Cowan

APPLICANT NAME: Mr and Mrs Pickering

TARGET DECISION DATE: 27/12/2017

DEVELOPMENT TYPE: Minor - Dwellings

CASE OFFICER: Charles Winnett

RECOMMENDED DECISION: Grant permission subject to conditions

Description:

The application site is a timber clad detached bungalow with grey flat roof tiles on an apex roof, the site is located in a rural location to the south west of the settlement of Hemswell. To the immediate south west of the bungalow is a detached garage. Further to the south is Harpswell Grange and to the north is Grange Cottage. Open fields surround the site on the east, south and west.

The application seeks permission for the erection of a replacement dwelling.

This application is presented to the planning committee as the applicant is from the immediate family of an elected member of the council.

Relevant history:

135018: Planning application to erect 1no. replacement dwelling - Refused on 24/10/2016 as the application would have resulted in a new isolated home in the open countryside.

Representations:

Chairman/Ward member(s): No representations received to date

Parish/Town Council/Meeting: No representations received to date

Local residents: No representations received to date

LCC Highways: No objections

Archaeology: No objections/comments

IDOX Checked on: 26/01/2018

Relevant Planning Policies:

Central Lincolnshire Local Plan (CLLP)

The CLLP was formally adopted on 24th April 2017, and forms part of the Development Plan.

<https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

Relevant policies:

LP1: A Presumption in Favour of sustainable Development

LP2: The Spatial Strategy and Settlement Hierarchy

LP13: Accessibility and Transport

LP14: Managing Water Resources and Flood Risk

LP17: Landscape, Townscape and Views

LP26: Design and Amenity

LP55: Development in the Countryside

Neighbourhood Plan

West Lindsey District Council has approved the application by Hemswell Parish Council to have the parishes of Hemswell and Harpswell designated as a neighbourhood area, for the purposes of producing a neighbourhood plan.

The neighbourhood plan group are now consulting with the public and working towards the production of a draft neighbourhood development plan. However, at this stage no weight can yet be given to the Neighbourhood Plan, as it is yet to be published.

National Policy

National Planning policy framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

Main issues

- Principle
- Design and visual impact
- Residential amenity
- Archaeology
- Surface water and drainage

Assessment:

Principle

Planning Law dictates that applications for planning permission should be determined in accordance with the development plan, unless material considerations dictate otherwise.

The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) on 24 April 2017 and is now the development plan to be used in the determination of applications within West Lindsey.

As the application seeks permission for a replacement dwelling in the countryside then policy LP55 is applicable.

Policy LP55 states that:

“The replacement of an existing dwelling outside the developed footprint of a settlement will be supported provided that:

- a. The residential use of the original dwelling has not been abandoned;***
- b. The original dwelling is not of any architectural or historic merit and it is not valuable to the character of the settlement or wider landscape;***
- c. The original dwelling is a permanent structure, not a temporary or mobile structure;***
- d. The replacement dwelling is of a similar size and scale to the original dwelling; and***
- e. It is located on the footprint of the original dwelling unless an alternative position within the curtilage would provide notable benefits and have no adverse impact on the wider setting.”***

For the replacement dwelling to be acceptable, all the criteria set out above must be met.

The current dwelling on the site is still used for a residential use, and therefore the proposal meets criteria (a).

The existing dwelling is a two bedroom wooden clad detached bungalow with grey flat roof tiles on an apex roof. The agent for the application has provided details on the history of the bungalow, and it was confirmed that the dwelling was originally imported from Australia in the 1940's as a 'flat pack' construction and was previously located in Northorpe but was subsequently moved at a later date to Harpswell. Whilst the above confirms that the

dwelling was at one time a mobile structure, the dwelling has now been positioned in its current location for several years, and has been subject to several alterations such as the erection of a brick built rear extension and garage which has removed the mobile capability of the dwelling.

Given the above assessment, the dwelling is now considered to be a permanent structure, but one which is not of any architectural or historic merit, therefore the proposal meets the requirements of criteria (b) and (c).

The existing floor space of the dwelling is 110sqm, however this does not include the detached garage which if added to the previous calculation brings the overall residential floor space to 130sqm. The proposal would result in the removal of the detached garage and but would rather include an integral garage arrangement, this alteration would result in an increase of useable floor space to 174.5m, an increase 44.5 sqm.

In addition to the above the roof height would also be raised by an additional 1m, however the building will still remain single storey only. Weight can be given to what could be achieved on the site through permitted development, as the current house could extend to the desired new level of proposed floor space, without the need for planning permission.

Furthermore, due to the design and scale of the dwelling (see design and visual impact section for full assessment), the replacement dwelling is considered to be of design which will improve the visual quality of the site, and will not result in any adverse visual impacts on the surrounding countryside. The benefits of the development therefore outweigh any harm and the proposal is considered to be in conformity with the requirements of criteria (d) and (e) of policy LP55. The proposal is therefore considered acceptable in principle, subject to other material planning considerations.

Design and Visual Impact

The landscape surrounding the application site is very open and the site is clearly visible when seen from A631 to the North West, though the site does benefit from some screening in the form of a row of trees when seen from the east.

Whilst larger than the current building, the replacement dwelling would not significantly alter the visual appearance of the site as the built form of the dwelling is already an established feature in the landscape.

Previous applications submitted on this site would have resulted in the creation of a brand new dwelling which would adversely impact the open nature of the surrounding countryside. However as this application seeks to replace an existing dwelling, the overall visual impacts on the wider landscape are considered to be negligible. The visual impacts of the scheme are therefore considered to be in compliance with the design requirements set out in in policies LP17 and LP26 of the Central Lincolnshire Local Plan.

Materials

The replacement dwelling is to be built brickwork with corbelling to the eaves, with a clay pantile roof containing dental slips and painted PVCU doors and windows. The replacement dwelling will be of a more traditional local design than the current dwelling on the site and the proposed materials are considered to be acceptable. A condition would be attached to the permission of the application (if granted) which would ensure that no development could take place until details of all external materials to be used have been submitted to and approved in writing by the Local Planning Authority.

Residential amenity

The only dwelling in close proximity to the application site is Grange Cottage, which is located approximately 15m to the north of where the replacement dwelling would be positioned. Given this separation distance and the fenestration of the proposed replacement dwelling, it is considered that the proposal will not adversely impact the residential amenity of this nearby property. The proposal is therefore considered to be in compliance with the requirements set out in policy LP26 of the Central Lincolnshire Local Plan.

Archaeology

The Historic environment Team at Lincolnshire County Council have been consulted on the application and have not objected to the proposal. Given this response it's considered that there are no archaeological issues relating to the application.

Surface water and drainage

Details provided with the application, confirm that surface water will be discharged into an existing watercourse and that foul sewerage will be discharged to a mains sewer. Given that existing systems will be used for the replacement dwellings, it is considered the drainage arrangements are acceptable.

Conclusions and Reasons for granting permission

The application has been determined in accordance with the relevant policies set out within the Central Lincolnshire Local Plan in the first instance, furthermore it has considered guidance contained within the National Planning Policy Framework and National Planning Practice Guidance.

The proposal will result in a replacement dwelling which meets the criteria set out in policies LP17, LP26 and LP55 of the Central Lincolnshire Local Plan, and will not result in an adverse impact on the surrounding landscape or street scene. It is considered that the proposal would not harm the character and appearance of the street-scene or the surrounding area and would not have a significant impact on the living conditions of neighbouring occupiers.

The development would not have a detrimental impact on highway safety. The application is therefore recommended for approval.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report

Decision Level (tick as appropriate)

Committee **X**

Conditions

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development shall take place until details of all external materials to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall only be carried out using the agreed materials:

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

Conditions which apply or are to be observed during the course of the development:

3. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in

accordance with the following drawings: 001.002,003, and 004 dated April 2016 and 006 dated June 2016 .The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

4. The driveway and turning space shown on drawing number 001 dated April 2016 shall be constructed from a permeable gravel material unless otherwise agreed in writing with the Local Planning Authority.

Reason: to ensure the area is permeable for drainage purposes in accordance with policy LP14 of the Central Lincolnshire Local Plan.

5. Construction works shall only be carried out between the hours of 8 am and 5 pm on Mondays to Fridays; and at no time on Saturdays, Sundays and Bank Holidays.

Reason: To protect the amenity of the occupants of nearby dwellings in accordance with policy LP26 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None.