

APPLICATION NO	2006/0700
APPLICANT	Mr G A Wraith
DEVELOPMENT	Planning permission to erect a detached dwelling
LOCATION	Ivy House Farm, Main Street, Ealand, Crowle
PARISH	CROWLE
WARD	Axholme North
SUMMARY RECOMMENDATION	Refuse permission
REASONS FOR REFERENCE TO COMMITTEE	Applicant request to address the committee
POLICIES	<p>Humberside Structure Plan: Ealand is identified as a non-selected settlement. The structure plan makes provision for new housing development within such settlements subject to it being compatible with the settlement and it not detracting from the amenity or character of the area. Policies S5 and S12 apply in this instance.</p> <p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: The site is located within Ealand as identified in policy ST2. Ealand is identified as a minimum growth settlement. The area lies outside the defined development boundary as indicated in policy ST3.</p> <p>Policy H1 (Housing Development Hierarchy) requires development in the open countryside, including rural hamlets and villages for which no development boundary has been defined to be restricted to that which is essential to enable agricultural and forestry workers to live at or near there place of work, or in other circumstances where there is special justification.</p> <p>Policy H3 (Previously Used Land) identifies a sequential approach to housing development and encourages the use of previously used land ahead of greenfield land. The site is outside the defined settlement limit for Ealand and is not located on previously developed land, being part of a former farmyard.</p>

Policy H5 (New Housing Development) states that development is acceptable provided that it is located within a minimum growth settlement and comprises infill development of up to 3 dwellings. The policy further requires new housing to be in keeping with the scale and character of the settlement, have acceptable access and parking arrangements, be of a suitable scale, layout and height, be built of appropriate materials and not detrimentally affect the residential amenity of neighbours.

Policy H8 (Housing Design and Housing Mix) states that new residential development will be permitted provided that it respects and reflects the form, scale, massing and design of the local environment; improves and enhances the character of the area; protects existing natural and built features; prioritises the needs of the pedestrian; provides residents a sense of identity; and creates an appropriate mix of dwelling size and type.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside; affordable housing; outdoor sport or countryside recreation provision; re-use and adaptation of existing rural buildings; farm diversification; replacement, alteration or extension of existing dwellings; or essential for the provision of roadside or utility services; provided that the open countryside is the only

appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlement in terms of siting, scale, massing, design or materials; it would not adversely affect residential amenity or highway safety; the proposal must be capable of being served by public transport; and make the best use of existing and new landscaping.

Policy RD11 (New Agricultural or Forestry Dwellings) permits new agricultural or forestry dwellings provided that there is no other viable option of accommodation and the development is justified by a fundamental and economic test.

Policy DS7 (Contaminated Land) requires applicants to demonstrate that levels of contamination can be overcome by remedial measures or improvements on sites known to be or strongly suspected as being contaminated.

Policy DS14 (Foul Sewage and Surface Water Drainage) states that satisfactory provision should be made for the disposal of foul and surface water.

CONSULTATIONS

Highways: Advises the imposition of conditions should planning permission be granted.

TOWN COUNCIL

No objections.

PUBLICITY

Adjoining neighbours have been notified. One letter has been received in support of the application from Ivy House, Main Street, Ealand commenting that in their opinion it would improve the appearance of the area. The applicants also say that they have had support from other members of the community.

ASSESSMENT

This application was originally submitted for consideration at the meeting of the Planning Committee held on 16 August 2006, but a decision was deferred to enable inaccuracies in the report to be addressed. Changes to the report have now been made to resolve the inaccuracies contained in the original report and plan.

At present there are a number of agricultural barns on the site. Planning permission is sought to erect a new detached dwelling; the application includes the demolition of one of these barns. Whilst planning permission is not

needed to demolish this barn (which is neither listed nor in a conservation area), it is nevertheless a material consideration; this matter will be addressed in more detail later in this report.

The submitted site plan indicates that the new dwelling will be set back approximately 30 metres from Main Street and (approximately) adjacent the much smaller Ivy House. It is proposed that the dwelling will be approximately 14.84 metres long by 13.54 metres wide by 5.10 metres to eaves level and 7.90 metres to ridge level. The dwelling would contain a lounge, cloakroom, study, dining room, kitchen, hall, family room, pantry and utility room at ground floor level and four bedrooms at first floor level including one en suite to the master bedroom, a walk-in wardrobe, bathroom and gallery area to the first floor. It is proposed to use an existing access.

The key issues in determining this proposal are whether it satisfies local plan policy, would have an adverse visual impact upon the street scene, and whether the design is appropriate and acceptable in this location.

The site is located on Main Street in the village of Ealand and is one of the few original buildings of Ealand left in the village. In the North Lincolnshire Local Plan the site is located just outside the development boundary for Ealand, indeed the development boundary runs along the opposite side of Main Street. Despite this fact, however, the site is by definition outside the development limit and as such should be treated as a house in the open countryside.

In open countryside locations new residential development is limited to that which is essential to house a farm or forestry worker near to their place of work, or some other special local need. In this particular case, the applicants argue that they wish to live there as they have lived in Ealand for 44 years and do not consider the farmyard to be within the open countryside. The applicant also states that the barn that is proposed to be demolished is in a poor state of repair and would cost more to repair than to replace with a new dwelling. These justifications are not considered to be material planning considerations, and do not justify the creation of a separate unit of living accommodation in what is considered to be open countryside in the North Lincolnshire Local Plan. The property does lie within that part of Ealand to the east of Main Street that is beyond

the development boundary but has residential property to the north, east and immediately opposite.

With regard to the character and design of the proposed new dwelling, it is considered unacceptable. The existing barn, which the applicants propose to demolish, is an historic structure, which appears to have been used for farm storage purposes for a number of years. Visually the building has important architectural qualities and is built from traditional materials, that is imperial-sized bricks and clay pantiles. The building is considered to be of particular importance within the landscape/street scene and its loss would be harmful to the character of the countryside and the settlement of Ealand. It is therefore considered important that an alternative use be found for this building in order to ensure its long-term retention. This could be either a non-residential or residential use.

However it should be noted that this two-storey barn which is to be demolished despite its visual and historic importance to the settlement is not statutorily listed nor is it within a defined conservation area. It is proposed that the single storey barns to the front of the site are to be retained.

The applicant considers very strongly that the design of the proposed dwelling is in keeping with the character of the area. Indeed the applicant states that Ealand has no set character and it is felt that the character of the village has been harmed because of it. The site is opposite dwellings that are of no significant architectural interest, however it is felt that the loss of the barn would result in a loss of a building with important architectural features. Design has become an increasingly important issue in planning and it is considered that should the proposed dwelling be constructed it would result in further erosion of the architectural sense of a rural village and promote sub-standard design.

Furthermore the applicant has also raised the issue of previous development in the village, being of a similar standard to that of which is proposed in this application. Whilst the proposal maybe similar to previous developments approved in the past in Ealand, new proposals must be considered against the standards / policies that are now in place. Each case is decided on its own individual merits and it is considered in this case that the proposal is of a standard that would not improve the character and setting of the area and it is of a scale and design that would be more appropriate in an urban or suburban setting.

After carefully assessing all the points raised by the applicant, it is considered that the application cannot be supported on planning grounds. The proposal represents the provision of a new dwelling in what is considered to be open countryside without any sound planning justification, plus it is of a design considered inappropriate to this location. The proposal would also result in the loss of a barn with special architectural qualities. Under these circumstances the application is contrary to adopted local plan policies and is recommended for refusal.

It should be noted that, the existing barn building is of architectural interest and in such circumstances the council may support its conversion to a residential use in accordance with policy RD9 of the North Lincolnshire Local Plan.

RECOMMENDATION

Refuse permission for the following reasons:

1.

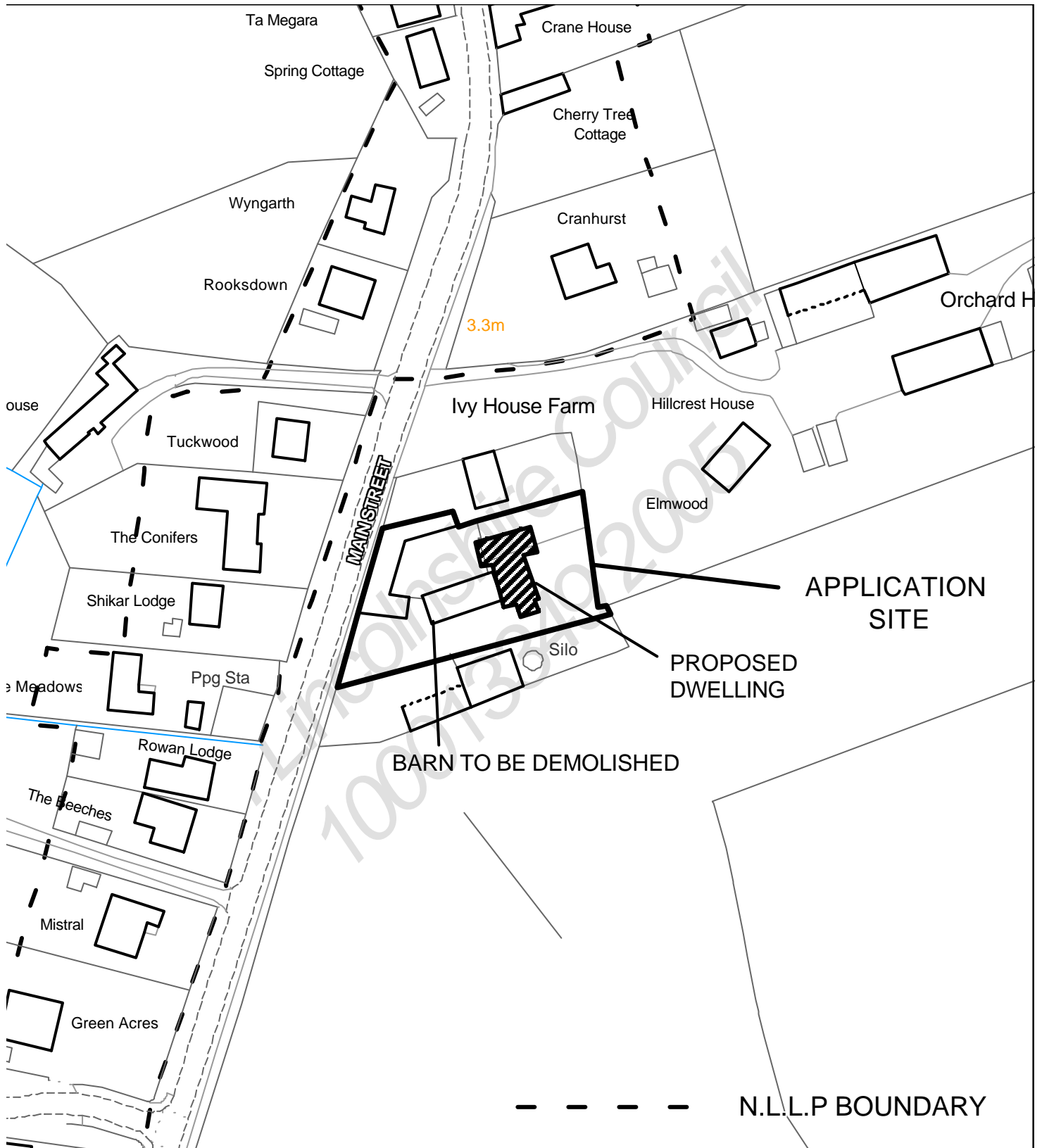
Ealand is included in the list of minimum growth settlements in policy ST2 of the North Lincolnshire Local Plan. The development is contrary to policies H1 and ST3 of the Plan as it lies outside the development boundary for the settlement and is not essential for the purposes of agriculture or forestry. Furthermore the development does not fulfil the criteria necessary to be treated exceptionally under policies H13 or RD10 of the Plan.

2.

Furthermore, it is considered that the existing two-storey barn, which is to be demolished to allow the construction of the new dwelling, is of local architectural interest and as such its retention is essential in order to ensure that its future is secured for the benefit of the area and the street scene of this part of Ealand. The application is therefore contrary to policy RD2 of the North Lincolnshire Local Plan.

3.

The scale, design and massing of the proposed new dwelling does not promote good design principles in rural areas. The design of the building is one that could be urban or suburban in its size and elevational treatment rather than having a rural character. As such the submitted scheme fails to meet the terms of policies H1, H8 and DS1 in relation to the need for new housing to respect and reflect the characteristics of the local environment and the immediate surrounding area.



TITLE: 2006/0700

SCALE 1:1250



North Lincolnshire Council
 Planning and Regeneration Service
 Church Square House, Scunthorpe, DN15 6XQ

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West Elevation

stone name plate

1200 wide x 1350 mm

TITLE: 2006/0700
NOT TO SCALE



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