

Planning Committee Dated: 24th June 2020
Summary List of Detailed Plans and Applications

Recommendation: Approval with Conditions	
Item:	1
Application No:	DM/1166/19/OUT
Application Type:	Outline Application
Application Site:	43 Humberston Avenue Humberston Grimsby North East Lincolnshire
Proposal:	Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)
Applicant:	Mr & Mrs T Culshaw
Case Officer:	Bethany Loring
Recommendation: Approval with Conditions	
Item:	2
Application No:	DM/0316/20/FUL
Application Type:	Full Application
Application Site:	8 The Cloisters Humberston Grimsby North East Lincolnshire
Proposal:	Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations
Applicant:	Mr And Mrs Young
Case Officer:	Bethany Loring
Recommendation: Refused	
Item:	3
Application No:	DM/0270/20/OUT
Application Type:	Outline Application
Application Site:	1 - 2 Great Coates Road Healing North East Lincolnshire DN41 7QW
Proposal:	Outline application for the erection of a dwelling and garage with all matters reserved
Applicant:	Mr & Mrs Peterson
Case Officer:	Jonathan Cadd

Recommendation: Approval with Conditions	
Item:	4
Application No:	DM/0201/20/FUL
Application Type:	Full Application
Application Site:	2 Brighton Street Cleethorpes North East Lincolnshire DN35 8QX
Proposal:	Change of use of first and second floor from one residential unit (Use Class C3) to storage (Use Class B8)
Applicant:	Willys Ltd
Case Officer:	Lauren Birkwood
Recommendation: Approval with Conditions	
Item:	5
Application No:	DM/0112/20/FUL
Application Type:	Full Application
Application Site:	The Grove Residential Home Ings Lane Waltham Grimsby
Proposal:	Demolish existing bungalow and erect single storey and two storey extensions to existing care home to include the installation of rooflights with associated car parking arrangements
Applicant:	Mr David Hicks
Case Officer:	Richard Limmer
Recommendation: Approval with Conditions	
Item:	6
Application No:	DM/0131/20/FUL
Application Type:	Full Application
Application Site:	29 Church Lane Waltham Grimsby North East Lincolnshire
Proposal:	Retrospective application to erect single storey rear extension to include roof lights, erect porch canopy to front and various external alterations and landscaping (AMENDED PLANS - DRIVEWAY DETAIL)
Applicant:	Mr Iain Mackenzie
Case Officer:	Lauren Birkwood

PLANNING COMMITTEE - 24th June 2020

ITEM: 1 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/1166/19/OUT

APPLICATION TYPE: Outline Application

APPLICATION SITE: 43 Humberston Avenue, Humberston, Grimsby, North East Lincolnshire, DN36 4SW

PROPOSAL: Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)

APPLICANT:

Mr & Mrs T Culshaw
43 Humberston Avenue
Humberston
Grimsby
North East Lincolnshire
DN36 4SW

AGENT:

Ross Davy Associates - Daniel Snowden
Pelham House
1 Grosvenor Street
Grimsby
N E Lincolnshire
DN32 0QH

DEPOSITED: 27th December 2019

ACCEPTED: 27th December 2019

TARGET DATE: 21st February 2020

PUBLICITY EXPIRY: 18th May 2020

AGREED EXTENSION OF TIME DATE:

3rd April 2020

CONSULTATION EXPIRY: 3rd February 2020

CASE OFFICER: Bethany Loring

PROPOSAL

The application seeks outline planning permission, with access to be considered, to erect two detached dwellings and two detached garages to the rear of 43 Humberston Avenue, Humberston.

The application is brought to Planning Committee following an objection from Humberston Parish Council and various objections from neighbours.

SITE

The site is currently part of the curtilage to 43 Humberston Avenue and has the appearance of a paddock. The site contains a number of trees, some protected by TPOs. These are located mainly along the northern and western boundaries.

Access to the site runs to the west of the host property with the property itself to the south. As existing, grassland and garden lie to the north.

All of the site boundaries have a selection of mature trees, hedges and fencing along them.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
NPPF12 - Achieving well designed places
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO2 - The housing requirement
PO5 - Development boundaries
PO15 - Housing mix
PO22 - Good design in new developments
PO33 - Flood risk
PO34 - Water management
PO42 - Landscape

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Highways Team - No severe impacts to highway network, conditions recommended. Vehicle access condition, turning provision condition and CTMP condition. Highways license informative.

Environment Team - Hours of construction condition and CMP condition.

Drainage Team - Surface water drainage condition, no raising of existing ground levels.

Humberston Parish Council - Objects in relation to over-intensification, loss of amenity space and privacy to neighbours and concerns regarding standing water and trees.

Trees and Woodlands - Considered positive proposal following amended footprint. Tree protection/landscaping condition.

Neighbour Representations

1 Abbots Grange - Objects based on concerns relating to drainage systems and flooding.

The Oaks, 1A Abbots Grange - Objects based on concerns relating to amount of dwellings with concerns relating to size and positioning, overcrowding and overdevelopment.

Hedgehog Hollow, 1B Abbots Grange - Objects based on concerns relating to scale of dwellings, loss of light, impact to trees, flooding and loss of privacy.

2 Abbots Grange - Objects based on concerns relating to scale and amount of dwellings and impact to character of the area.

3 Abbots Grange - Objects based on concerns relating to drainage issues and network services.

4 Abbots Grange - Objects based on concerns relating to flooding.

5 Abbots Grange - Objects based on concerns relating to over-development, design and lack of amenity space.

39 Humberston Avenue - Objects based on concerns relating to over-development of the site, not in-keeping with density, amount and scale of dwellings, affects to the character of the area, loss of privacy, traffic safety and loss of trees.

39A Humberston Avenue - Objects based on concerns relating to over-intensification, incongruous form of development, scale of dwellings, impact on trees, parking provision, highways access, negative impact to amenity of plot and flooding potential.

41 Humberston Avenue - Recommends approval.

41A Humberston Avenue - Objects based on concerns relating to over-development of the plot, plot density and height, close proximity to neighbour, overbearing development, flooding, impact to trees, overlooking, loss of privacy, over-intensification and detrimental harm to character of the area.

APPRAISAL

Material Considerations

Principle of Development

The application site is located in a residential area in Humberston, and as such policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) applies. The site is currently a residential garden, attached to 43 Humberston Avenue. Policy 5 does not prohibit residential development within existing gardens where the site is within the development boundary. Furthermore, the site is not within a flood risk area and is therefore sequentially preferable for this type of use.

This application is made in outline form with access to be considered. Appearance, Landscaping, Layout and Scale are being held for a further reserved matters submission. As such, the consideration for this submission is in relation to the principle of residential development at the site. The application is supported by an indicative layout, which shows how the properties could be accommodated within the site; however, this is supplied for illustrative purposes.

Having regard to these policies and location, the principle of development is therefore acceptable provided it does not give rise to significant issues. For example, in terms of residential amenity, and that the proposal is in accordance with Policies 5, 22, 33 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 5, 12 and 15 of the National Planning Policy Framework.

Visual Character of the Area and Layout

The proposed development would sit to the rear of the host dwelling, which establishes the street scene. There are also numerous examples within the immediate area of smaller scale 'back land' residential developments, with Abbotts Grange being a prime example of this. The development itself would only offer public views of the access and not the dwellings. The access is largely retained as existing however some improvements are proposed to facilitate the development. The design of the access includes the retention of existing landscaping and trees that help screen the view down the proposed drive. The impact on the wider character of the area is therefore considered to be minimal. Humberston Avenue has been subject to numerous applications, both large and small scale, in recent years and back land development now forms part of the established character of the area. The density would not be at odds with that character.

Therefore, it is considered two dwellings can be achieved on site without detriment to the visual character of the area. The proposal would therefore accord with Policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Highways

The proposal utilises the existing access off Humberston Avenue and in principle, this is considered to be acceptable. The plans indicate that existing landscaping, and trees, establish the side boundary. The access point is as existing, however this has been widened at the front of the site to accommodate for a passing place. The driveway has also been extended towards the rear of the site to allow for access to Plot 1. The Highways Team have commented to state they are happy with the details provided however planning conditions will be required for specific details.

Subject to these, the proposal can be made acceptable in highway terms and accords with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Drainage

The proposal site is not located within an area at risk of flooding according to the North East Lincolnshire Strategic Flood Risk Assessment or within a high flood risk area on the Environment Agency maps. The Council's Drainage Team have commented to request a drainage condition with additional informatives to include no raising of existing ground levels.

Subject to these, the proposal can be made acceptable in drainage terms and accords with Policies 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Trees

The site includes Tree Preservation Orders to the boundaries of the site. An Arboricultural Report has been provided and has assigned 10 individual trees as moderate quality and value however 2 of these trees are located off site.

The scheme has been amended in line with concerns raised by the Trees and Woodlands Officer. The footprint of one of the plots has been re-sited to be positioned further away from the rear boundary and root protection areas of the trees. The plot has been positioned to align with the established build line, as per Officer request.

The Trees and Woodlands Officer has commented that the amendments are positive and that further information is required to be submitted at the reserved matters stage.

It is therefore in accordance with Policy 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 15 and of the NPPF in relation to trees.

Impact on Neighbouring Properties

The application has attracted objections from Humberston Parish Council and numerous objections from neighbours within close proximity to the application site.

The main impact of this development would be to 1B Abbotts Grange, by means of Plot 1, to the rear of the site. This neighbour has objected to the scheme on the basis of concerns relating to the scale of dwellings, loss of light, impact to trees, flooding and loss of privacy. An indicative street scene has been provided to demonstrate how plot 1, to the rear, will sit in relation to the adjoining neighbour. This shows that the dwelling will sit lower than both the adjoining neighbours' properties and will adopt only a single storey scale. Although this neighbour does have a series of windows within their side elevation, the plot will sit 1.5 metres lower than the property and will sit 4.5 metres away from the boundary and 6.2 metres from the property itself. Therefore, the separation is considered adequate in order to prevent issues in relation to massing, loss of light or privacy. The details in relation to the design of the plot will be subject to a reserved matters application where openings to the side elevation will be indicated and assessed appropriately at that stage. The neighbouring property benefits from large doors to the rear and a large roof lantern incorporated into the roof also to the rear allowing light to pass. The objection highlights concerns relating to flooding. The Drainage Team have commented to request a sustainable drainage condition which will be included. The concerns relating to the trees have been addressed via negotiations with the Trees and Woodlands Officer, which has resulted in the layout being altered to avoid negative effects to the trees.

Whilst the layout is indicative, it shows how an acceptable relationship with all neighbours could be achieved, concerning separation and orientation, in particular. The plots themselves would be orientated to limit the level of activity and the degree of any overlooking towards neighbouring boundaries. The Proposed Block Plan shows that the dwellings and extended vehicular access would sit reasonably within the site. Whilst this is an outline application with access to be considered, it demonstrates how the dwellings could be sited as to prevent adverse massing and overlooking and provide appropriate amenity space for the dwellings. Other matters will be assessed in detail at the reserved matters planning stage.

It is reiterated that matters relating to the exact layout, scale and appearance are reserved and the impacts would be assessed at such a time a reserved matters application is submitted. None of these factors affect the suitability of the site in principle for housing.

It is therefore in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

CONCLUSION

The proposal for two dwellings on this development site is acceptable in this residential area. It is considered it can be achieved without harm to the character of the area and street scene, and it would not give rise to significant impacts in terms of residential amenity, highway safety or drainage. Subject to conditions, it is therefore recommended for approval in accordance with policies 5, 22, 33 and 42 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018), and sections 5, 12 and 15 of the NPPF.

RECOMMENDATION

Approval with Conditions

(1) Condition

Applications for approval of the matters referred to in Condition 2 (known as reserved matters) shall be made within three years of the date of this permission and the development to which it relates shall begin no later than whichever is the later of the following dates:

- (a) three years from the date of the grant of outline planning permission
- (b) two years from the final approval of the reserved matters, or in the case of approval on different dates, final approval of the last such matter to be approved.

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

(2) Condition

This permission hereby granted is in outline form only and no development shall begin until full details of the following reserved matters have been submitted to and approved by the Local Planning Authority:

- (a) the layout, scale and appearance of the development
 - (b) a landscaping scheme for the site including details of existing trees, hedges and planting to be retained, any to be removed as well as any proposed landscaping.
- Included shall be an up-to-date tree protection plan

Reason

This permission is in outline only and the information is necessary for consideration of the detailed proposal as required by S.92 of the Town and Country Planning Act 1990.

(3) Condition

The development is approved in accordance with the following plans:

Site Location Plan - RD4430-01

Proposed Site Plan - RD4430-03C
Proposed Indicative Street Scene - RD4430-04

Reason

For the avoidance of doubt and in the interests of proper planning and to accord with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(4) Condition

No development shall commence until a final scheme for the sustainable provision of surface water drainage (following infiltration tests) and a scheme for foul drainage has been submitted to and approved in writing by the Local Planning Authority. There must be no raising of the existing ground levels. The development shall then be built out in accordance with the approved details and the drainage implemented prior to occupation of any dwelling.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface and foul water disposal in accordance with policies 5, 33 and 34 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

(5) Condition

A method statement including details of noise and dust reduction measures to be employed during the course of construction are to be submitted and agreed with the Local Planning Authority prior to commencement of development. The techniques shall be applied as agreed throughout construction.

Reason

To ensure that noise levels and dust emissions arising from the development are within acceptable levels, and in the interests of amenity and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

No works related to the development hereby approved shall begin until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP should include, but not be limited to the following:

1. Contact details of the person with responsibility for the implementation of the CTMP;
2. The expected number, types and size of vehicles during the entire construction period;
3. The proposed daily hours of operation during the construction period;
4. Details of on-site parking provision for construction related vehicles;
5. Details of on-site storage areas for materials, if required;
6. Details of expected delivery schedules and how this will be managed to eliminate waiting on the public highway (i.e. call ahead or pre-booking scheduling system), if required; and
7. Details of wheel washing facilities (locations, types etc.).

Once approved, the CTMP shall be adhered to at all times during construction.

Reason

To ensure adequate access facilities are provided during construction, and for highway safety reasons and to accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(7) Condition

Development shall not commence until details showing:-

- (i) the location, layout, design and method of construction of any new or altered vehicular access, parking and manoeuvring space, including any necessary piping or culverting of any ditch or watercourse,
- (ii) on-site provision for adequate turning of vehicles within the curtilage of the dwelling to enable vehicles to enter and leave the site in a forward facing gear

have been submitted to and approved in writing by the Local Planning Authority, and before the development hereby permitted is brought into use the vehicular access, parking and manoeuvring space shall be constructed in accordance with those approved details and shall thereafter be so retained.

Reason

To ensure adequate access, parking and turning facilities are provided within the site for highway safety reasons in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(8) Condition

As part of the reserved matters applications required by condition 1 of this decision, details of the housing mix (size, bedroom numbers and nature of dwellings proposed) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the plans approved thereafter.

Reason

To ensure housing need is appropriately considered and in accordance with policy 15 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and the National Planning Policy Framework.

(9) Condition

Prior to occupation of any of the dwellings, final details of how water will be reused and recycled on site shall be submitted to and agreed in writing by the Local Planning Authority. Once approved, the details shall be adhered to at all times following first occupation of any dwelling.

Reason

To ensure the efficient use of water and to accord with policy 34 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policy 2, 5, 15, 22, 33, 34 and 42.

2 Informative

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

4 Informative

This application will require the creation of new postal addresses. You are advised to contact the Street Naming & Numbering Team on 01472 323579 or via email at snn@nelincs.gov.uk to discuss the creation of new addresses.

5 Informative

As highways within the site are to be adopted by the Council, please contact Highway Management Team on 01472-324532 well in advance of works commencing.

DM/1166/19/OUT – 43 HUMBERSTON AVENUE, HUMBERSTON



DM/1166/19/OUT – 43 HUMBERSTON AVENUE, HUMBERSTON





Humberston Parish Council

Clerk to the Council – Kathy Peers

TO: planning@nelincs.gov.uk

Planning Consultation Comments

7th February 2020

Dear Sirs,

The Parish Council considered the following applications at its meeting held on Tuesday 4th February 2020 and wishes to submit the comments as shown:

Planning Application Reference: DM/1166/19/OUT

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plan received 17th January 2020 and Description to remove garage to serve Plot 1)

Location: 43 Humberston Avenue Humberston

The Parish Council has objections to this application due to the following:

- *Concerns over trees on site and proposed works impacting*
- *Concerns over flooding – the drainage struggles to support further residential development on Humberston Avenue and flooding is commonplace*
- *The Council believes this is over intensification of this site and would prefer to see only one residence on this site if development does have to take place*
- *The Parish Council is in support of objections raised by neighbours and wishes these to be given serious consideration by the Planning Committee*

Yours faithfully,

KJ Peers

KJ Peers

Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*



Humberston Parish Council

Clerk to the Council – Kathy Peers Telephone 07494 577661
e-mail 'clerk@humberstonparishcouncil.com'

TO: planning@nelincs.gov.uk

Planning Consultation Comments

5t March, 2020

Dear Sirs,

The Parish Council considered the following applications at its meeting held on Tuesday 3rd March 2020 and wishes to submit the comments as shown:

Planning Application Reference: DM/1166/19/OUT

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Location: 43 Humberston Avenue Humberston

The Parish Council would reiterate its previous objections to the original application pre-amendment and in fact the amendment only serves to strengthen the Parish Council's objections further.

The members are in support of neighbouring properties' objections with concerns of over-intensification of the plot, loss of amenity space and privacy and standing water concerns at this site. The Parish Council wishes to see the application refused as it believes that two proposed dwellings on this site is detrimental. The Parish Council would also seek to reiterate its comments made on a previous new dwelling application that it would wish NELC to adopt a formal policy preventing any further additional back-yard or infill development along Humberston Avenue.

Yours faithfully,

KJ Peers

Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jean Stephenson

Address: 1 Abbotts Grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object about the two properties being considered at the rear of 43 Humberston Av. The Avenue is having lots of houses built on farmland and houses squeezed into people's gardens and this is affecting the drains that cannot cope. This garden is flooded at the moment and does flood every time it rains. In the present climate we need flood fields to cope with the flooding otherwise the water has nowhere to go but to flood houses.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jean Stephenson

Address: 1 Abbotts Grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to yet another property being built in someone's garden. This garden acted like a flood plain as the drainage in this area cannot cope with the number of properties being built, so where will this build up of water go if the drains cannot cope.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plan received 17th January 2020 and Description to remove garage to serve Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Carroll

Address: 1A Abbotts Grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very little has altered on the amended plan to change my original view. The garages being removed doesn't make a lot of difference to the overcrowding aspect. In my opinion, the plot is far better suited to a one property dwelling only.

As a point of reference I do not understand the environmental team comment, If that can be made clearer?

Comments for Planning Application DM/1166/19/OUT

Application Summary

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Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Carroll

Address: 1a Abbotts grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write in connection with the reviewed plan submitted and I must strongly object to the two properties being proposed.

Having read several neighbours comments and we all seem to be in agreement that back land is being over developed for financial gain and spoiling all garden land in the area.

It is my suggestion that one single storey property and one single storey garage be proposed only.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two dwellings and garages with access to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Carroll

Address: 1A Abbotts Grange humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reading the comments from the Tree and Woodlands officer and the very informative comments of 39a, Humberston Avenue, I would like to change my stance from neutral to objective on the two properties being built.

I stand by my comments on just the one property being built and both property and garage being of single storey with plenty of room on the boundary edges.

Comments for Planning Application DM/1166/19/OUT

Application Summary

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Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Carroll

Address: 1a Abbotts Grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed new plans as submitted on 26th April. I can only reiterate my views, as previously stated, and concur with the adjoining neighbours that the land is being overdeveloped. It's my understanding that Humberston has reached its quota for new builds so why is it necessary to put an additional two properties on land which has a covenant stating a maximum of 2 dwellings can be built.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange HUMBERSTON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have become aware of the plans previously submitted by 71 Humberston Avenue under DM/1158/16/FUL to add a dwelling to both the rear of 69 and to 71 Humberston Avenue. Positively in this case the applicant chose not to over-develop the site by adding only one property to the rear of each existing front dwelling. It is my opinion that this proposal has considerable relevance to the proposed plans my adjacent neighbour has submitted, as I notice the rear properties (to 69 and 71) have been left with proportionally appropriate sized rear gardens probably due in part for the need to protect the remaining trees to the rear border.

Given there is evidence that other applicants to Humberston Avenue are creating a design sensitive 50/50 division of plots, could I please request that the applicant at 43 is encouraged to do the same and that if development is allowed to occur, that only one property is built upon this plot and not two. This would allow positioning away from my home enabling me to retain light and privacy to my property as there would be greater scope to position only one property on the site in a manner that does not affect those in close proximity to such an extent as attempting to add two would. It would also help to protect the trees to the rear border of 43.

In terms of over-development issues to back land I would also like to draw your attention to comments made by a neighbour to 71/71a under a variation of condition under DM/0751/19/FUL. This particular neighbour has reported flooding issues that are now affecting his property and gardenland. I too have raised concerns in relation to the negative impact I believe adding dwellings to the rear of 43 will have as it is already prone to flooding and fear going forward for my property and that of the immediate neighbouring garden lands will also be negatively affected as per my earlier comments.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two dwellings and garages with access to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: In principle we do not object to the proposed buildings however we do have some strong concerns

1) Style of the properties.

As we, and all the properties adjacent to the proposed building land are bungalows, including the host dwelling. we would expect the buildings to be a single storey style dwellings

2) The siting of the buildings on plot 1

The current indications have taken note of the arboricultural consultancy report and repositioned the buildings closer to the boundary hedge. The garage in particular has been positioned as such that it will significantly block our natural light in to our living accommodation.

We would suggest moving the property further down the site and attaching the garage / putting the garage in line with the bungalow or moving the garage to the west side of the property

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two dwellings and garages with access to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange HUMBERSTON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

In light of the Tree and Woodland officers detailed report I wish to change my stance and now object to outlining planing for proposed buildings in this land

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plan received 17th January 2020 and Description to remove garage to serve Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange HUMBERSTON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our views and concerns have not been alleviated by the removal of the garages to Plot 1.

We object to the siting of bungalow and in view of the report regards the possible felling of trees on the northern boundary, (T24 category c & T26 category u) the proposed building could have moved further down the plot.

In light of the drainage report we question the proposal of any buildings on the land which floods for many months of the year, which may possibly worsen with tree removals

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange HUMBERSTON

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We vehemently object to the latest proposed site section plan.

The new proposal shows the bungalow (with integral garage) being repositioned further south along the plot and as such is completely inline with our living accommodation and therefore blocking natural light which is wholly unacceptable plus a gross invasion of our privacy and indeed any new occupants of the proposed property.

There doesn't appear to be any obvious reason why the latest proposal can not be re-sited further north on the plot as per the original plan.

We have spoken to owner of the host property (43 HUMBERSTON Ave.)

Dr Culshaw is unaware as to why the property has been re-sited, and has no objections to the bungalow moving back to its original position as in first Plan RD4430-03.

We would respectfully suggest you give our recommendations your careful consideration.

Bethany Loring (Engie)

From: Anne Doswell
Sent: 02 March 2020 13:27
To: Bethany Loring (Engie)
Subject: Photos to be added to objections DM/1166/19/OUT

Good afternoon Bethany

I have attached some photographs that I would like you add to my objection . This relates to the water logged ground at 43 Humberston Ave .

Kind regards

Anne Doswell



Sent from my iPad

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two dwellings and garages with access to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Carroll

Address: 1A Abbotts Grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: Re: proposed plans for two properties at the rear of 43 Humberston Avenue Humberston.

The surrounding properties around the area, including ourselves, are all bungalows so it would be essential that the properties including the garages, would be single of storey only and not too close to the boundary edges.

My personal opinion, considering the overcrowding of properties and wildlife situation, that only one property be considered for the plot.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding the latest planning application re: plot 1, we have stipulated on many occasions that the proposed build strongly impedes on our privacy and direct natural light. Both of these matters could be overcome if our suggestion to move the single storey building a couple metres north and 1 metre west on the site. We would ask that a site visit be conducted with all parties concerned, taking social distancing into consideration before this matter goes before a planning meeting

1. We are well aware of 25 degree test which on the face of it seems to be adhered to in this latest design, however I would suggest that the drawing/detail is somewhat ambiguous which clearly leaves open for misinterpretation and breaches to occur.
2. On the 'indicative' street scene submitted this is no way an accurate interpretation of what may or may not be built. What stipulations and conditions will be in place in order for the reserved matters application to adhere to a design in order to ensure that the 25 degree test is met.?
4. There are no existing and proposed site levels on the street scene, so how can this be monitored and controlled if there is breach?
5. Where are the dimensions taken from on our property in order to accurately show the 25 degree line? This needs showing?
7. In terms of windows on our property, they are not shown on the proposed site layout and no reference is made as to what these windows are serving in our living accommodation. These need to be shown?

Dated 15th January 2020

For the attention of case officer Bethany Loring

ENGIE, 2 George Street, Grimsby, DN31 1HB

Mr S Grundy

2 Abbots Grange

Humberston

43 Humberston Avenue, Humberston, DM/1166/19/OUT

I would like to object to the proposal of two dwellings to this rear garden plot believing ideally it should be only one. I would like to see more considered fragmentation of garden land plots to Humberston Avenue as it is sadly changing the character of this area.

I would also like to request that any dwelling(s) placed upon this plot is only one storey to ensure it is in-keeping with the bungalows around it.

Yours sincerely,

Mrs S Grundy



Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jannette Frow

Address: 3 Abbotts Grange Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have a on going drainage problem, ie toilets backing up, sewage coming up through the outside sinks and flooding onto patio, this happens at least once a year sometimes more if we have a lot of rain, I have been told by Anglian water it is back up from other properties as there are too many properties using the drainage system more properties would only add to more flooding problems. Also we get a lot of standing water at the back of my garden due to the new properties been build at the back of me. Broadband net work is very slow at times sometimes non existent special at weekends when people are at home.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)

Case Officer: Bethany Loring

Customer Details

Name: Mr James Wood

Address: 4, Abbotts Grange, Humberston, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I understand that the building is going ahead, so I would like to once again put forward my comments on the affect of building in an area already suffering from water related problems - please consider this!

Comment: Not getting into the types of possible buildings on this plot, I would like to draw attention to the serious water related problems in this area. I understand that the plot is under water for the winter months, and this alone is surely a sensible reason for not building. Generally, my garden is at times under water, my neighbours garage has flooded, and the adjacent Cedars Drive has needed a mobile pump on many occasions during the last few months. This is serious situation which needs the attention of the relevant Planning Department. Additional building in this area will almost certainly cause flooding problems. Surely we must learn from the scenes we have recently viewed of building on land prone to flooding?

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mr James Wood

Address: 4, Abbotts Grange, Humberston, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not getting into the types of possible buildings on this plot, I would like to draw attention to the serious water related problems in this area. I understand that the plot is under water for the winter months, and this alone is surely a sensible reason for not building. Generally, my garden is at times under water, my neighbours garage has flooded, and the adjacent Cedars Drive has needed a mobile pump on many occasions during the last few months. This is serious situation which needs the attention of the relevant Planning Department. Additional building in this area will almost certainly cause flooding problems. Surely we must learn from the scenes we have recently viewed of building on land prone to flooding?

Dated 1st March 2020

5 Abbotts Grange

Humberston

For the attention of Bethany Loring Case Officer, Engie

DM/1166/19/OUT – amended plans (43 Humberston Avenue.)

I am writing to you to raise an objection regarding this proposal. I am saddened by the level of building to garden land in Humberston Avenue in general but to place two properties on to this garden land site I believe is an over-development. The middle property appears very squeezed in and therefore compromised design wise.

I live in a bungalow and believe proper consideration should be given to only allowing carefully thought out proposals to garden land. It is my opinion only one property should be added to this plot and not two and that it should only be one storey in height to ensure it does not overlook properties in close proximity to it.

Allowing only one property to be built would ensure both properties (the host and new build) have adequate garden amenity space. Too many host properties to Humberston Avenue are being overly fragmented plot wise and this is a negative thing for the Avenue as a whole.

Mr M Blakey

5 Abbotts Grange

Humberston



13th January 2020

For the attention of Bethany Loring, Case Officer

Engie

2 George Street, Grimsby, DN31 1HB

DM/1166/19/OUT (43 Humberston Avenue for two dwellings to rear garden land)

I would like to object to this application believing it is an over-development to the plot as it is not in-keeping with the density levels to the plots which surround it. My preference would be to see a single, one storey bungalow added to the rear of 43 believing this addition would be a far more in-keeping design sympathetic in proportion to those around it. I am very concerned about the current level of development to garden land in Humberston Avenue believing it is changing the character and charm of the area and being of the opinion it has the capacity to destroy the privacy of adjoining properties. Also, I have traffic safety concerns regarding the viability of linear style tandem developments.

I have read the comments by the Tree and Woodlands Officer and sincerely hope his views are taken on board by the decision-maker. This plot has some wonderful trees, which if lost, would be to the detriment of the area.

Angela Phillips

39 Humberston Avenue, Humberston



Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plan received 17th January 2020 and Description to remove garage to serve Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mr mark carrie

Address: 39A humberston avenue humberston grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As per the amended plan, I observe the garages have been removed. I would like to suggest this negatively affects the amenity and design of the property going forward especially so as what is being suggested on the site is a four bedded family property. Properties to Humberston Avenue tend to be designed with garaging facilities and this design is therefore not in-keeping with other designs in close proximity to it. Removing the garages from the rear plot strengthens the argument that adding two optimally designed dwellings to this site is not readily achievable and consideration should be given to adding only one property with garaging, enabling the dwelling to sit within a suitably sized garden befitting of this particular locality.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plans received 24th February 2020)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Deborah Carrie

Address: 39A Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have looked at the latest amended plan and would like to confirm the comments I made on the 14.1.2020 still very much stand.

I object to this proposal believing it to be an over-development and over-intensification of this piece of rear garden land.

Design wise the rear property has no front garden, the middle property sits within very small border like sized strips of garden not in-keeping proportionally with other properties to this part of Humberston Avenue. As such the middle property appears very shoe-horned in. Due to squeezing the middle property into the design, the amenity of the large host property is diminished as this now proportionally has only a small rear garden.

This type of over-development is not in-keeping amenity wise with others to this part of the Avenue and I would prefer to see only a single, one storey dwelling added to this plot at most. In doing so the host's house amenity would be safeguarded and the new dwelling would also have a proportionally suitably sized garden. This level of development sets a negative precedence to this part of Humberston Avenue and in my opinion, should therefore be avoided, as it is to the detriment of Humberston Avenue which is known and highly regarded for its large detached dwellings that sit within spacious and mature gardens.

It is my understanding that NELC have now reached their housing target, raising the question, is it necessary and appropriate to allow this type of over-development that going forward will have a highly negative impact upon the charm and ambiance of Humberston Avenue.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two dwellings and garages with access to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mrs Deborah Carrie

Address: 39A Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object due to being of the view adding two dwellings to the rear of the host property is an over-intensification of the plot. Presently the adjacent plot is divided into only two properties (41 and 41A), the next along is also divided into two (39 and 39A). 37 and 35 consist of only one dwelling with no additional "back land" properties whatsoever and are therefore in a completely undiminished state. As such we would like to see only one dwelling added to the rear of 43, believing adding two creates an incongruous form of development.

We would respectfully request decision-making which has been applied to other applications, such as in the case of DM/0425/17/OUT (whereby ultimately only one additional property was given permission to the rear of the host property), should be similarly applied to this particular application. Ultimately providing a more consistent and joined up approach to design and planning for the whole of Humberston Avenue and not just limited parts of it given its status within the locality.

Promoting good design

Given the host property is single storey we would also like to request any future dwelling(s) granted are also only one storey, as going any higher than this, design wise, results in a lack of subservience to the host property. The surrounding properties are only one storey further adding to this argument.

I have read the comments made by Mr. P. Chaplin, Trees and Woodlands Officer, and see he objects to the addition of two dwellings to the plot. Clearly there are a number of magnificent specimens not only to the front of the property but also to the rear of the plot. These add greatly to the character of the area, with some being protected by TPO status. We sincerely hope due

consideration is going to be given to safeguarding these trees and that Mr. Chaplin's views are factored into decision-making.

Car Parking spaces

The existing plans provides a total of 6 car parking spaces split between the three properties. This is inadequate by current family standards and completely disregards the parking needs of any visitors to the "back land" dwellings and therefore runs the risk of over parking to the turning areas/access road or necessitates parking on Humberston Avenue itself causing obstruction to what is already a very busy road. With regards to this application, this particular issue is especially pertinent, given there is a bus stop in proximity to the access road.

Given the above factors, it is my suggestion parking allocation to linear style back land developments such as this warrants extra special consideration, arguably so to a far greater degree, than a proposed dwelling sitting in full view on an adopted road where the management of road safety issues is much more readily achievable.

Due to the adoption of the Local Plan, the previous Parking Standards to Villages (of two parking spaces) is no longer in operation. Policy 38 Parking Provision of the LP states:

14.170 Parking can present problems when it is not considered as part of an integrated design approach, or when too little parking is provided relative to the local site circumstances.

14.171 Much evidence now exists to suggest that the over-restriction of residential parking approach taken by local authorities in response to Planning Policy Guidance 3: Housing (PPG3), has had a negative impact on highway safety and good urban design.

14.172 It is important to ensure future developments provide sufficient parking that will not result in on-street parking congestion.

As such, in terms of this application given it relates to a linear style back land development, I would like to respectfully request additional parking provision is considered on and above the current level being proposed. Reducing the number of dwellings from 2 to 1, would allow additional parking spaces to be designed in for the host property and also the new build property.

Turning areas that meet Fire Safety Standards/Building Regs Part B5

A fire engine needs a 16.8m turning area, if required to attend a house fire, the appliance is then able to turn and safely exit the access road in forward gear. The proposed design seems very limited in terms of turning area and it appears doubtful in its current form this could be achieved. Consulting with Humberside Fire Service in relation to this matter would therefore appear to be an appropriate consideration.

Surface water risk assessment

Garden land to this area of Humberston Avenue appears to flood readily and there is evidence of pluvial (surface water) being observable. The garden land of 41 (which sits adjacent to number 43 and one of the proposed dwellings) has been heavily and consistently flooded for the last 10

weeks or so. As such the applicant needs to be able to adequately demonstrate that adding additional dwellings to his rear garden land will not result in additional flooding problems for his surrounding neighbours.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Site Plan and Indicative Street Scene Plan received)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Deborah Carrie

Address: 39A Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have viewed the amended plans and would like to reiterate 39A's previous comments of objection still very much stand. Adding two properties to this rear gardenland is an overdevelopment of the plot and one property should be added at most. Furthermore, one property could be added with much less impact on neighbouring properties. Additionally it would enable both the new build and the host property to have a fitting sized garden space. The type of development being proposed is detrimental to both the immediate neighbours in terms of loss of privacy and noise/general disturbance and to the character of Humberston Avenue itself.

Given the plethora of resident objections and the strong comments made by Humberston Parish Council on the 5.3.20, I would respectfully like to request, that the Planning Committee members conduct a site visit prior to undertaking decision-making to enable them to view first-hand how negatively impacting the current plan would prove.

Comments for Planning Application DM/1166/19/OUT

Application Summary

Application Number: DM/1166/19/OUT

Address: 43 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SW

Proposal: Outline application for the erection of two bungalows and garages with access to be considered (Amended Plan received 17th January 2020 and Description to remove garage to serve Plot 1)

Case Officer: Bethany Loring

Customer Details

Name: Mr Gary Croft

Address: 41 Humberston Avenue, Humberston Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I recommend this scheme for approval, I think that the plans are sympathetic to the local area and in line with current planning directives.

For the attention of Bethany Loring, Case Officer

ENGIE, 2 George Street, Grimsby, DN31 1HB



DM/1166/19/OUT

43 Humberston Avenue, Humberston

I would like to object to the addition of two dwellings to the rear garden land of number 43 believing this would amount to an over-development of the plot. I would prefer to see only a one storey bungalow as this would be more in-keeping with regards to the surrounding properties in terms of plot density and also height. I say this respectfully, but would like to highlight, anything more than one property and one storey gives me great cause for concern.

I have lived in my home for fifty years and feel incredibly overwhelmed by the proposed development that applicants are attempting to achieve. Not only is this particular neighbour attempting to build two properties which will both sit in close proximity to mine but the neighbour to the front of me (41 Humberston Avenue) is also attempting to build one too. As you can imagine this situation feels very overbearing for me and is causing me a great deal of upset and concern. When I originally purchased my bungalow, a substantial reason for doing so, was the charm of the area and how it felt spatially. I am not against sensitive building to "back land" but feel this application is an over-development of the plot.

The garden land to this part of Humberston Avenue is prone to flooding and the land seems to hold on to rainwater exceedingly well. I am concerned that the addition of the sum total of these developments, all in close proximity to mine, will exasperate ground water flooding issues going forward and would ask that this is properly risk assessed prior to any applications being agreed to.

I am also greatly concerned about the impact to the trees which are established and some of which are protected that sit to the side and rear boundaries. I would be greatly saddened to see the loss of these, especially the pine trees, and feel it would be detrimental to the character and charm of my immediate surroundings and be highly unethical and detrimental given the positive impact they create.

MR RON HORNER

41A Humberston Avenue

Dated 12th January 2020

Amended plans to 43 Humberston Avenue, Humberston
DM/1166/19/OUT

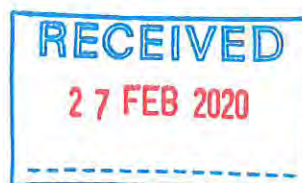
I have viewed the amended plans and would like to re-submit my objection to this proposal.

I am concerned about overlooking and loss of privacy issues as the proposed properties will sit adjacently to both the front and rear of my property. I believe this proposal is an over-intensification and over-development of a garden land plot. My opinion still stands that only one, one storey property at most should be built upon this "back land" plot. If two properties are allowed to be built upon this rear garden land, it will set a negative precedent for this part of the Avenue. Similar adjacent plots to this particular part of the Avenue are only split into two plots or remain in an undiminished state and I believe the same should apply for this plot too.

The amended plans result in the host property having a limited sized rear garden (and therefore its amenity has been negatively impacted) and the proposed middle dwelling now has very limited garden land amenity not in-keeping when compared against the generally large detached dwellings with spacious gardens that create and enhance the very character of Humberston Avenue itself.

I fail to understand why this type of fragmentation is necessary when so much new development is being built within the area and NELC housing targets have already been met.

RON HORNER
41A Humberston Avenue
Dated 25th February 2020



For the attention of Mr Richard Limmer

Engie, George St, Grimsby, DN31 1HB

Dear Mr. Limmer

Previously you kindly conducted a site visit to 41 Humberston Avenue, Humberston which I was very grateful to you for.

I write to you because unfortunately the neighbour next to me at 43 Humberston Avenue has applied to build two dwellings to his rear garden land. These properties will sit next to mine to both the front and rear garden.

I am concerned about the number of dwellings this will make in total particularly because the garden land in close proximity to me has been very flooded. The garden land the applicant at number 41 wants to build upon has been consistently and heavily flooded for approximately three months now. Can I please enquire are you aware of this Mr. Limmer? Also, I wanted to enquire whether the land will be properly risk assessed during the winter period to ensure going forward any measures put in place are sufficient to safeguard my own garden land/property. Especially so, as three properties are now being suggested, all in close proximity to me and it is concerning me where this surface water will go if the applicants obtain permission to build.

The garden land to 41 may be experiencing persistent flooding due to the current owner removing several trees from the rear area. I can't help but wonder if there is a link with said removal of the trees and subsequent surface water issue. As such, I am concerned possible removal of any further trees (given I am now looking at the prospect of multiple dwellings being built) will have a cumulative negative effect going forward.

RON HORNER

41A Humberston Avenue, Humberston

Dated 14th January 2020



PLANNING COMMITTEE - 24th June 2020

ITEM: 2

RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0316/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 8 The Cloisters, Humberston, Grimsby, North East
Lincolnshire, DN36 4HT

PROPOSAL: Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations

APPLICANT:

Mr And Mrs Young
8 The Cloisters
Humberston
Grimsby
DN36 4HT

AGENT:

Mr Kevin Howe
20 Thyme Way
Beverley
HU17 8XH

DEPOSITED: 29th April 2020

ACCEPTED: 29th April 2020

TARGET DATE: 24th June 2020

PUBLICITY EXPIRY: 28th May 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 25th May 2020 **CASE OFFICER:** Bethany Loring

PROPOSAL

The application seeks to raise the roof height to create second floor living accommodation to include the installation of roof lights with various internal and external alterations at an existing detached dwelling.

The application is presented to the Planning Committee due to numerous objections from neighbours and Humberston Parish Council.

SITE

The proposal site is a detached two storey dwelling located on the north side of The Cloisters in Humberston. The area is predominantly residential in character. The property benefits from a paved front garden for off-street parking and a good sized rear garden. The boundaries on the site are predominately boarded fencing.

RELEVANT PLANNING HISTORY

DC/809/01/HUM - Alterations and side extension to form bedroom en-suite 1st floor & study family room. wc ground floor - Approved with Conditions 9th October 2001

DC/1255/01/HUM - Erect first floor extension over garage to form bedroom and extension to form porch with bath over and dormer window - Approved with Conditions 4th February 2002

DM/1062/16/FUL - Erect single storey extension to side - Approved with Conditions 9th January 2017

DM/0205/20/FUL - Raise roof height to create second floor living accommodation to include the installation of rooflights and dormer to rear and various internal and external alterations - Withdrawn

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage Team - No comments.

Highways Team - Approval no conditions.

Humberston Parish Council - Objects to scheme as considered to be out of character, dominant, overbearing with detrimental impact to street scene and privacy of neighbouring properties.

Environment Team - No comment.

Heritage Officer - No input required.

Neighbour Representations

9 The Cloisters - Objects due to concerns relating to works out of character with the area, unbalanced, impacts to parking, overlooking with suggested conditions.

27 Midfield Place - Objects due to concerns relating to dominance, overbearing and not in-keeping.

28 Midfield Place - Objects due to concerns relating to overlooking, over shading, dominance, out of character, loss of privacy, overbearing, out of balance, overdevelopment and attention drawn to trees.

29 Midfield Place - Objects due to concerns relating to privacy, overlooking and out of character.

APPRAISAL

Principle of Development

The application site is within the development area of Humberston (Policy 5) and relates to the raising of the roof height to create second floor living accommodation to include the installation of roof lights with various internal and external alterations to an existing residential dwelling. The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

The planning history to the site should also be acknowledged including the recent application DM/0205/20/FUL which was withdrawn due to concerns raised . The application now submitted is effectively an amended scheme through the deletion of a rear dormer.

Design

The existing roof, will be increased from 7.4 metres to 8.2 metres in height at the highest point. The eaves height will be increased by a maximum of 0.3 metres from 4.9 metres to 5.2 metres. The roof design will remain as existing. The result of raising the height of the

ridge allows the space internally to be altered to create an additional second floor. The existing first floor will be slightly altered to provide an en-suite and the staircase to access the second floor. The second floor will provide a landing, bedroom and en-suite. This will include roof lights to all elevations with four proposed to the rear.

The roof will be constructed with concrete roof tiles, which are similar in appearance to the existing dwelling.

The works would be visible from the street due to the position of the main element of the works. The roof lift and addition of a roof light to the front will affect a large part of the dwelling and therefore will be seen from most profiles. However, it is not considered to be unduly harmful due to the character of the street. Whilst the works are relatively extensive, they are not unusual to a site of this nature or to the area in which this sits. The Cloisters, and the surrounding area, is host to a mixed variety of dwelling types and designs. There are a mixture of bungalows and two storey dwellings within the immediate area of the host site. Whilst it is noted that the dwelling will sit higher than the other properties within the street scene due to the mix of heights and property types which exist, this increase in height will not be detrimental to visual amenity. The design of the dwelling and how it is viewed will be acceptable.

It is therefore considered to be in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Impact on Neighbouring Properties

There are neighbouring properties on The Cloisters and Midfield Road and objections have been received from 9 The Cloisters and 27, 28 and 29 Midfield Road. Humberston Parish Council also raise residential amenity concerns.

The raised roof area sits within close proximity to the boundary with the adjoining neighbour, 7 The Cloisters, at 1 metres and 1.9 metres away from the property itself, at the closest point. There is an existing fence, of around 1.8 metres in height, which separates the sites. No new openings are proposed in the side wall elevation which faces the neighbour but two roof lights will sit within the roof slope. As the increase in height to the roof is within the scope of the existing dwelling it is not considered that there will be any adverse massing or light issues. Moreover due to the position of the rooflights there will be no adverse overlooking.

The raised roof area sits within close proximity to the boundary with the adjoining neighbour, 9 The Cloisters, at 2.7 metres and 5.1 metres away from the property itself, at the closest point. There is an existing fence, of around 2 metres in height, which separates the sites. There are no new openings proposed in the side wall elevation which will face the neighbour but there are two roof lights which will sit within the roof slope. It is acknowledged that this neighbour has objected to the scheme in relation to design, out of character, unbalance, congestion, overlooking and privacy. The roof lights will sit within the roof slope therefore reducing any direct overlooking. Although the works will

introduce a greater ridge height the increase in height to the roof is within the scope of the existing dwelling. Due to the positioning and relationship to the neighbouring dwellings to each other it is not considered that there will be any adverse massing or light issues. Moreover due to the position of the rooflights there will be no adverse overlooking to number 9 The Cloisters.

It is acknowledged that there are objections from residents on Midfield Road. However the site does benefit from a relatively large rear garden and these properties are well separated from the proposed works. It will not cause any adverse massing. Due to this separation and the fact that the new rear windows are through rooflights there will be no adverse overlooking.

With regards to neighbours opposite, the development is considered to be sufficiently separated as to not cause harmful overlooking or overbearing issues and the design of the works sits comfortably within the street scene. As stated it is not unusual to see this style of dwelling within residential areas such as this.

It is therefore considered that the proposal would not have an unacceptable impact on residential amenity in this instance and would accord with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

Other issues

Highway concerns have been raised due to the increase in accommodation at the property. No objections are raised by the Highway Officer and it is not considered that the creation of an additional bedroom at an existing dwelling is inappropriate or will have any adverse highway impacts.

CONCLUSION

In conclusion, it is considered that the proposed development would not unduly harm the appearance of the street scene, the wider character of the area or neighbours residential amenities.

It is therefore in accordance with policy 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018) and section 12 of the NPPF.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby permitted shall begin within three years of the date of this permission.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

The development shall be carried out in accordance with the following plans:

Site Location Plan - received 29th April 2020

Block Plan - 20/03/23

Proposed First Floor Plan - 20/03/03

Proposed Second Floor Plan - 20/03/20

Proposed Elevations - 20/03/21

Proposed Sections - 20/03/22

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(3) Condition

The proposed development shall be constructed using materials specified within the application form received 29th April 2020 unless otherwise first approved in writing by the Local Planning Authority.

Reason

This condition is imposed in the interests of design considerations in the context of the existing buildings in order to comply with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5 and 22.

2 Informative

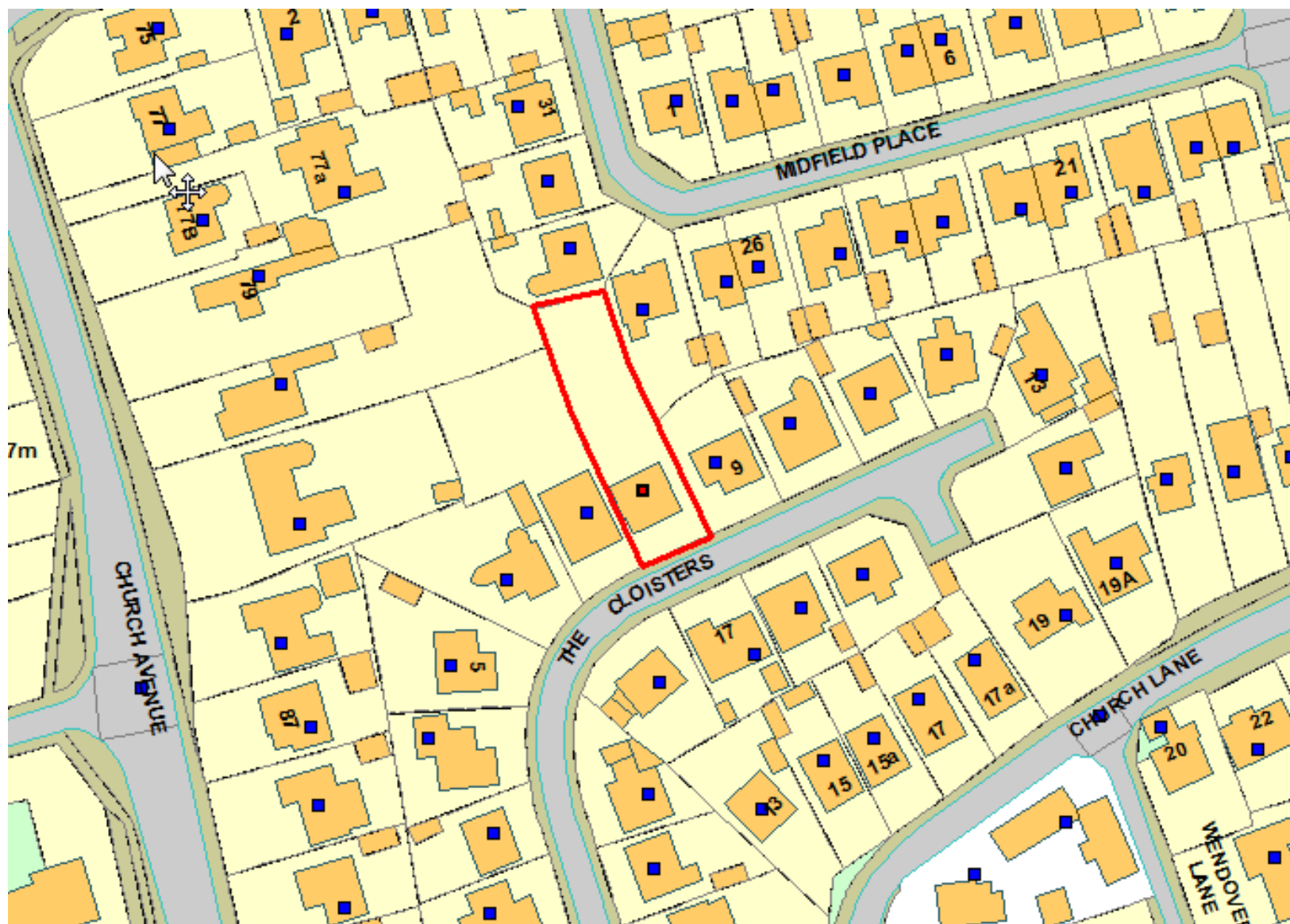
Article 31(1)(cc) Statement - Positive and Proactive Approach

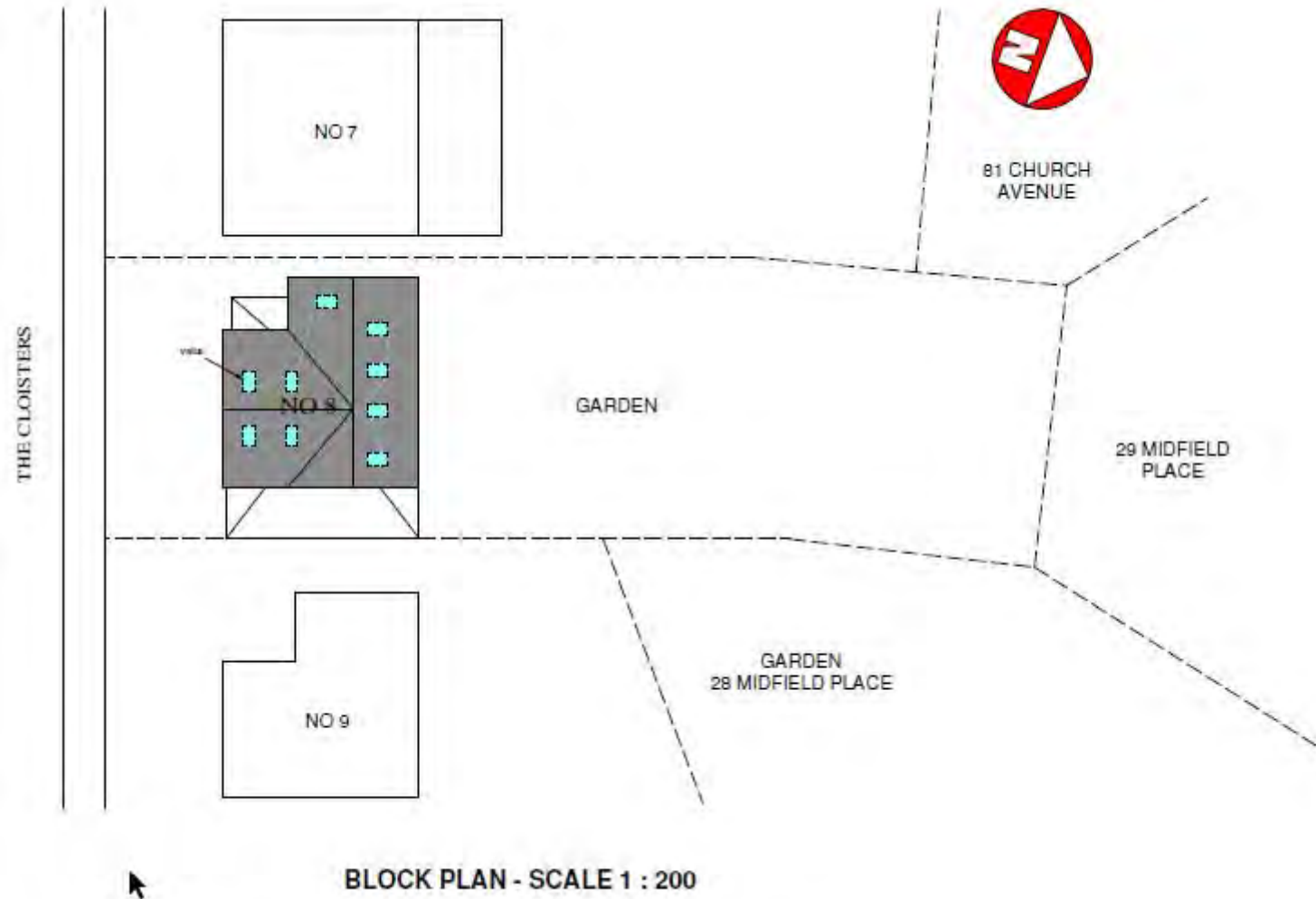
In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner by determining the application in a timely manner.

3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

DM/0316/20/FUL – 8 THE CLOISTERS, HUMBERSTON







Humberston Parish Council

Clerk to the Council – Kathy Peers Telephone 07494 577661
e-mail 'clerk@humberstonparishcouncil.com'

TO: planning@nelincs.gov.uk

Planning Consultation Comments

8th June, 2020

Dear Sirs,

The Parish Council considered the following applications at its virtual meeting held on Tuesday 2nd June 2020 and wishes to submit the comments as shown:

Planning Application Reference: DM/0316/20/FUL

Proposal: Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations

Location: 8 The Cloisters Humberston Grimsby

The Parish Council is in objection to this application. It notes the amendments from the previous application, to which it was also in objection, but the members still wished to support concerns of residents living nearby. The PC feels that the development would be out of character in this part of Humberston and result in an overbearing development within this small street of The Cloisters. The application would have an over dominant and detrimental impact on both the overall streetscene and the privacy which neighbouring properties currently enjoy and have enjoyed for some considerable time. Recommend supporting neighbouring properties' objections and refuse application.

Yours faithfully,

KJ Peers
Clerk to the Council

*1 Beach View Court, Norfolk Lane, Cleethorpes
NE Lincs. DN35 8BT*

Comments for Planning Application DM/0316/20/FUL

Application Summary

Application Number: DM/0316/20/FUL

Address: 8 The Cloisters Humberston Grimsby North East Lincolnshire DN36 4HT

Proposal: Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mrs Susan Bryan

Address: 9 The Cloisters Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have emailed an objection to you.

Planning Application

Ref: DM/2516/20/PUL - 8 The Cloisters, Humberston DN36 4HT - Raise roof etc.

I object to the application as the design and raising the roof are out of character with the street scene in general and with the properties in The Cloisters in particular and also adjacent properties to the rear. There are 4 two storey houses and 17 bungalows in The Cloisters, with bungalows opposite, to the sides and to the rear in Midfield Place. The proposal, by creating a third floor, will overly increase the accommodation on the plot producing a 5 bedroom property. There is no garage due to previous alterations which eliminated the garage space. The overall accommodation becomes unbalanced. The number of occupants could ultimately create a multi vehicle family where there is limited parking available on the plot. Any further vehicles owned by the family would consequently park on the road causing congestion on a narrow road.

I also object as this roof space conversion/extension would enable greater opportunity to overlook my rear garden due to the extra height and window locations thus denying me the level of privacy which I have enjoyed.

If you do decide to approve this application, would you please consider imposing the following conditions due to previous issues experienced with building works.

1. That the contractor will not be permitted to encroach onto my property with workmen, plant, tools, materials, scaffolding and any other equipment.
2. That other than the delivery and off-loading of materials, the contractor and his workforce will not be permitted to park their private vehicles in The Cloisters, causing obstruction and congestion to emergency vehicles, parcel deliveries and residents driveways in what is a cul de sac and a narrow road.
3. That the contractor maintains a clean street scene clear of builder's debris with regular sweeping to avoid any blocked gullies. The Highways Engineers and AWA should be aware from file records of the previous occasions of an overflowing drain and gully in front of my property. This was investigated following ex ward Councillor Norton's intervention. I would not like a repeat through any cause such as builder's rubble, sand, etc.
4. That you advise/determine a neutral colour for the proposed render as no colour appears to be identified on the plans.

Mrs Susan Bryan, 9 The Cloisters, Humberston, DN36 4HT

Comments for Planning Application DM/0316/20/FUL

Application Summary

Application Number: DM/0316/20/FUL

Address: 8 The Cloisters Humberston Grimsby North East Lincolnshire DN36 4HT

Proposal: Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mrs Gaye Horwood

Address: 27 midfield place Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed planning application. The extension to the roof height would dominate my outlook both from my garden, conservatory and my kitchen, the three places I spend the most time in. I consider the proposal would be too dominant and overbearing and not in keeping with already existing buildings in the neighbourhood.

Comments for Planning Application DM/0316/20/FUL

Application Summary

Application Number: DM/0316/20/FUL

Address: 8 The Cloisters Humberston Grimsby North East Lincolnshire DN36 4HT

Proposal: Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Stephen Taylor

Address: 28 Midfield PLace Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:With reference to the above we would like to raise our concerns and strongly object on several accounts to the above planning application.

The raising of the roof height over shadowing and over looking us with 4 more windows at the back and 2 more to our side.

The property of its size will become overly dominant and totally out of character.It will cause entire loss of privacy to our back garden including our conservatory were we spend most of our time especially in the summer.

We feel adding a second floor over looking our property will be over powering bearing down on us,out of balance,character and appearance with surrounding properties which in main consist of retirement bungalows similar to the one were we live,also it could effect on the value of neighbouring properties.

We note that this property already appears to have doubled in size having had several previous extensions,we feel it is already over developed.

May we also bring your attention (in respect of item 6-trees and hedges) that there is a huge willow tree in the adjoining property which is within falling distance of the proposed development.

Again may we reiterate that we

STRONGLY OBJECT

Comments for Planning Application DM/0316/20/FUL

Application Summary

Application Number: DM/0316/20/FUL

Address: 8 The Cloisters Humberston Grimsby North East Lincolnshire DN36 4HT

Proposal: Raise roof height to create second floor living accommodation to include the installation of rooflights and various internal and external alterations

Case Officer: Bethany Loring

Customer Details

Name: Mr Leslie William Jubb

Address: 29 Midfield Place Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed extension build at 8 the Cloisters. We believe this will impact on our privacy as we will be overlooked. We feel this extension will be out of character with the surrounding buildings.

PLANNING COMMITTEE - 22nd June 2020

ITEM: 3

RECOMMENDATION: Refused

APPLICATION NO: DM/0270/20/OUT

APPLICATION TYPE: Outline Application

APPLICATION SITE: 1 - 2 Great Coates Road, Healing, North East Lincolnshire, DN41 7QW

PROPOSAL: Outline application for the erection of a dwelling and garage with all matters reserved

APPLICANT:

Mr & Mrs Peterson
1-2 Great Coates Road
Healing
Grimsby
North East Lincolnshire
DN41 7QW

AGENT:

Mr Dieter Nelson
Dieter Nelson Planning Consultancy
Unit 2 Cleethorpes Business Centre
Jackson Place
Wilton Road
Humberston
Grimsby
DN36 4AS

DEPOSITED: 1st April 2020

ACCEPTED: 3rd April 2020

TARGET DATE: 29th May 2020

PUBLICITY EXPIRY: 10th May 2020

**AGREED EXTENSION OF TIME DATE:
26th June 2020**

CONSULTATION EXPIRY:

CASE OFFICER: Jonathan Cadd

PROPOSAL

This application seeks outline permission for one 4 bed dwelling with all matters reserved. An indicative plan is produced, however, to give an impression as to the nature of a potential future development of on the site. The proposed access although not under consideration is shown indicatively parallel to the existing access drive before utilising a widened access to Great Coates Road.

This application is presented to the Planning Committee as it has been called in by an elected member.

SITE

The application site is a plot of land between 1 and 2 Great Coates Road and Healing School opposite. The site is generally a flat grassed informal area measuring, approximately, 32m by 34m (790m²) and is surrounded on two sides (east and south) by mature field hedges, a three bar fence to the north and a bank of trees to the west which divides it from 1 and 2 Great Coates Road. A number of large mature trees exist on the boundaries of the site. A concrete access drive to nos 1 and 2 exists along the northern edge of the site.

To the north of the site is a well maintained grassed paddock area, whilst to the east is Great Coates Road (B1210). Beyond this is Healing School along with its access road. To the south is open countryside and the west are dwellings know as 1 and 2 Great Coates Road which is a crescent shaped bungalow.

RELEVANT PLANNING HISTORY

None

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF1 - Introduction
NPPF5 - Delivering a sufficient supply of homes
NPPF12 - Achieving well designed places
NPPF9 - Promoting sustainable transport

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO2 - The housing requirement
PO3 - Settlement hierarchy
PO4 - Distribution of housing growth
PO5 - Development boundaries
PO17 - Housing density
PO19 - Rural exceptions
PO22 - Good design in new developments
PO36 - Promoting sustainable transport
PO38 - Parking
PO41 - Biodiversity and Geodiversity

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under

the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Healing Parish Council: No objection

Trees and Woodlands: No principled objection

Environmental Protection: (in summary) No objection but request condition relating to hours of construction

Heritage Officer: No input required

Highways: Existing access and driveway utilised but widened to 6.5m at entrance to allow two vehicles to pass aiding access/ egress. Turning facility within the site and parking for 2 cars will be required to be provided and conditioned to be retained. A construction traffic management plan will be required through conditions.

Drainage: (in summary) No drainage details or strategy have been provided. Sustainable drainage will be required as a property 300m up stream from this site suffered severe flooding in November 2019. As a consequence there can be no increase in the rate of surface water leaving the site. Ground infiltration tests should be undertaken. Conditions required.

Neighbours: None

APPRAISAL

Main Issues

- 1) Policy issues
- 2) Design and character
- 3) Highway safety and parking
- 4) Drainage
- 5) Residential amenity

1) Policy issues

The application site is located outside of the development boundary for Healing (the boundary being to the opposite side of Great Coates Road at the school but adjoined by 1 and 2 Great Coates Road to the west. Healing is noted in policy 3 of the North East Lincolnshire Local Plan (NELLP) as a Local Service Centre offering a range of basic services and amenities, combined with good accessibility to urban areas. The site is close to several facilities within the settlement and public transport links and could not be considered unsustainable. The policy notes that future development would involve principally of greenfield sites adjacent but within the defined settlement boundary.

Similarly, Policy 4 also recognises Healing (along with similar designated settlements) as a location for provision for between 30-35% of new homes required in North East Lincolnshire within the Local Plan period. It should also be noted that the NELLP has a greater than 5-year housing supply of land and delivery currently exceeds requirements and as such the weighted planning balance (as noted at para 11 of the NPPF) in favour of sustainable housing development is not therefore engaged. Policy 5, however, provides more specific guidance for development with specific reference to settlement boundaries. It notes that all development will be considered with regard to: 1. suitability and sustainability but also specifically 3. development beyond the development boundary. Part 3 notes that beyond development beyond the defined boundaries will be regarded as open countryside. It notes that within such locations very specific circumstances are required to support development this includes:

Development which 'recognises the distinctive open character, landscape quality and role these areas play in providing the individual settings for independent settlements, and:

- A. supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses; or,
- B. promotes the retention and development of local services and community facilities; or,
- C. supports rural leisure and tourism developments; or,
- D. it consists of affordable housing to meet specific local needs; or,
- E. it is development that has been specifically defined and identified through the neighbourhood planning process.'

The application raises very specific streetscape and setting issues which will be considered below but with respect to the remaining elements of policy 5 (3 a-e) the proposal would be for a market house and would not, A, support the rural economy. It is recognised that the addition of one dwelling could, B, support, in a very minor way, local services and community facilities in Healing. But this cannot be significant material weight as Healing is supported by several active allocated housing sites (HOU010B and HOU343) within its boundaries and supports windfall infill sites within the development boundary which would meet housing needs and support the noted services and facilities. Similarly, C, there is no specific support for rural leisure and tourism facilities from this proposal and the same points as noted for B are relevant. The proposal is not for

affordable housing D, and no neighbourhood plans exist E, to support the proposal. In principle therefore the proposal would be contrary to policy 5 of the NELLP.

2) Design and character

Policy 5 (1.) of the NELLP indicates all development will be considered with regard to its suitability and sustainability having regard to (amongst others):

A. the size, scale and density of the development

D. impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion...

Further guidance on design matters can be found at policy 22 of the NELLP which states 1. A high standard of sustainable design is required in all developments. It further states that: 'The Council will expect the design approach of each development to be informed by:

A. a thorough consideration of the particular site's context (built and natural environment, and social and physical characteristics);

B. the need to achieve:

vii. protection and enhancement of heritage assets, including character and local distinctiveness;

Similarly, whilst not strictly relevant it should be noted that policy 5 provides a useful approach to considering the impact of the current proposal on the settlement, its boundary and character. Policy 5 (2.) notes that development within but adjacent to defined boundaries should respond to A. the nature and form of the settlement edge and B. the relationship between the countryside and the settlement built form.

The application is located opposite Healing School to the east and nos. 1 and 2 Great Coates Road to the west and has therefore been described in the submission as an infill plot which was always meant to be built upon. On viewing the site, however, this relationship is not immediately read nor obvious within the street scene and wider setting of the village. The settlement edge of Healing is very much read in conjunction with the B1210 road forming the boundary with defined development to the north and east and open space with only minor sporadic development to south and west. This is further underlined by open fields to the south of the site and well-maintained landscaped paddocks to the west and further north west the parkland grounds of Healing Manor. Whilst it is accepted that a small number of residential properties exist on this side of the road they are set back from the road and partially screened and it is the pleasant green space character which predominates creating an attractive setting and natural progression from defined settlement to open countryside.

When arriving at the village from the south eastern direction on Great Coates Road, despite the school to the east you do not experience development in a meaningful way until viewing houses opposite (Pinney's Crescent) to the northern side of the road. Any

proposed development at this site would be positioned forward of current property and would create a much built presence when moving towards Healing from the south east. Whilst field hedgerows/ trees could screen some of this, they could not fully mitigate the presence of such a structure and as is often the case, hedges are reduced and cut back for maintenance increasing the visual presence of development on this site of the road where previously an open character predominated.

It is acknowledged that there is the recent new gatehouse to Healing Manor (DM/1146/15/FUL). In that instance a historical precedence had been set through evidence of a building having been located there previously. No such evidence or over riding justification can be identified for the current proposal and as a result it is considered the proposal would detract from the attractive open character of the area and setting of the village of Healing contrary to policies 5 and 22 of the North East Lincolnshire Local Plan.

It is noted that the application is in outline only but whatever the nature/scale of the design proposed it is considered the harm outlined above would remain. It also noted that the site is bounded on a number of sides by mature natural hedging and trees which could well be retained but nonetheless this would not overcome the issues of concern stated above.

3) Highway safety and parking

The application is in outline only with all matters reserved including access. In reality, however, it is likely and shown indicatively that the only location for the access would be to the B1210 and the existing access proposed appears the most logical location despite being opposite Healing School. The access originally served two dwellings but with the merging of 1 and 2 Great Coates Road into a single dwelling reduced this so that the inclusion of this application proposal would only increase this back to original levels. In addition to this, whilst only indicative the plan submitted show that a widened access could be formed to enable two vehicles to pass each other further increasing safety. Similarly, the site could incorporate sufficient space for vehicle turning and parking areas. As access is a matter to be reserved full details would be provided a later date if outline permission were to be granted.

The site has access to local facilities such as the school, village hall with a lit cycle and footpath (to Grimsby) immediately outside the site and indeed a bus stop (served by the no.5 stagecoach route offering at times a 20 minute service Mondays to Saturdays and a more or less hourly service on Sundays) almost immediately outside the site.

In principle therefore, an additional dwelling would accord with policies 5, 36 and 38 of the NELLP and the provisions of the National Planning Policy Framework with respect to highway safety and capacity and sustainable transport.

4) Drainage

The site is located within Flood Zone 1 where residential development is usually deemed acceptable unless surface water flooding constraints indicate otherwise. The application does not include any detailed information on drainage and is clear there has been flooding within the area, however, due to the nature of the site it is highly likely that sufficient space would be available to accommodate drainage mechanism within the site. In addition, and as recommended by the drainage officer, a condition requiring surface water drainage details could be attached to any permission granted to ensure such details are required to be submitted at reserved matters stage. As such therefore the proposal, subject to the use of conditions is deemed to accord with policies 5 and 33 of the NELLP.

5) Residential amenity

By reason of its somewhat isolated location from the main village, any potential impacts upon existing occupiers' amenities would be minimal. The closest property would be the applicants own property. Whilst all matters are reserved the indicative plan shows a dwelling could be located in this location without substantial impact on amenities. In a similar manner, any future occupier of the new dwelling could be sufficiently protected from noise, nuisance and activity generated by surrounding land uses and Great Coates Road itself. The proposal would therefore accord with policy 5 of the NELLP on such matters.

CONCLUSION

North East Lincolnshire recently adopted local plan (2018) with greater than 5 years worth of housing land supply and meets the tests set out within the NPPF for residential delivery. In addition to this, Healing also has two active allocated housing sites and various windfall opportunities within the village for housing. The site is located outside of the development area boundary (Policy 5) for the village and would not meet any of the specific exceptions to justify a house in this location. The development of this site, would detract from the open landscaped character of this side of Great Coates Road (the B1210) creating a stronger developed presence away from the defined village which currently is not ready apparent effectively expanding the village southwards. This would be detrimental to its character and setting and be contrary to policies 5 and 22 of the North East Lincolnshire Local Plan. It is therefore recommended that planning permission be refused.

RECOMMENDATION

Refused

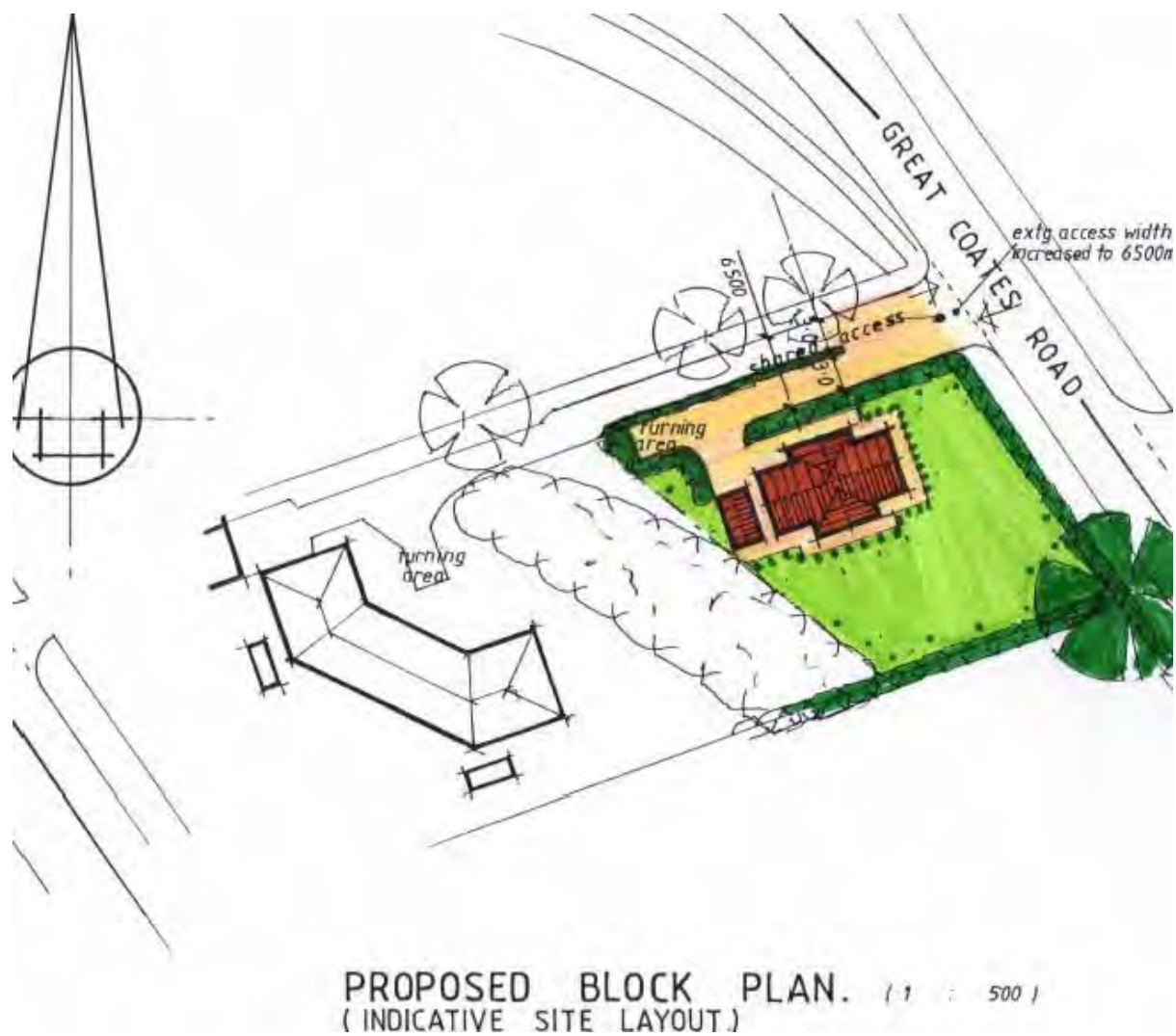
(1) The proposed dwelling would be located outside of the development boundary established around Healing as defined in the North East Lincolnshire Local Plan. The

development of the site for a dwelling and garden would constitute a visual intrusion detracting from the pleasant rural setting and the open character of this part of Healing creating an extended grouping of development. There are no exceptional reasons for the proposal and as such it is contrary to policies 3, 4, 5 and 22 of the North East Lincolnshire Local Plan 2018.

DM/0270/20/OUT- 1-2 GREAT COATES ROAD, HEALING



DM/0270/20/OUT- 1-2 GREAT COATES ROAD, HEALING



Healing Parish Council

1 Beach View Court, Norfolk Lane, Cleethorpes DN35 8BT

15th April 2020

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting held of Healing Parish Council on Tuesday 14th April 2020 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0270/20/OUT

Proposal: Outline application for the erection of a dwelling and garage with all matters reserved

Location: 1 - 2 Great Coates

No objections.

Yours faithfully,

Mrs. Kathy Peers
Clerk – Healing Parish Council

PLANNING COMMITTEE - 24th June 2020

ITEM: 4

RECOMMENDATION: Approval with Conditions

APPLICATION NO: DM/0201/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 2 Brighton Street, Cleethorpes, North East Lincolnshire,
DN35 8QX

PROPOSAL: Change of use of first and second floor from one residential unit (Use Class C3) to storage (Use Class B8)

APPLICANT:

Willys Ltd
17 High Cliff Road
Cleethorpes
DN35 8RQ

AGENT:

Mr Trevor Gibson
24 Seaford Road
Cleethorpes
N E Lincolnshire
DN35 0LY

DEPOSITED: 4th March 2020

ACCEPTED: 1st April 2020

TARGET DATE: 27th May 2020

PUBLICITY EXPIRY: 15th May 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 30th April 2020 **CASE OFFICER:** Lauren Birkwood

PROPOSAL

The proposal is for a change of use of a first and second floor from one residential unit (Use Class C3) to storage (Use Class B8) at 2 Brighton Street in Cleethorpes. The storage relates to the existing pub and brewery. There would be minimal internal alterations to the building to achieve the desired floor area. No external alterations are proposed.

The application is presented to planning committee as the owner of the property is Councillor Parkinson.

SITE

The site is 2 Brighton Street in Cleethorpes. It is located along the Cleethorpes Seafront and within the Central Cleethorpes Seafront Conservation Area. The property is three storeys in height and constructed in brickwork with a tiled roof.

RELEVANT PLANNING HISTORY

No relevant planning history.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places

NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries

PO22 - Good design in new developments

PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage Team - No objections.

Highways Officer - No objections.

Heritage Officer - No objections.

Environmental Health - No objections.

No Neighbouring Representations.

APPRAISAL

The material considerations in this case are:

1. Principle of Development
2. Impact on the Character of the Area and Heritage
3. Impact on Neighbouring and Surrounding amenities

1. Principle of Development

The application site is within the urban development area of Cleethorpes (Policy 5), and relates to the change of use of an existing residential property to storage in connection with the adjacent public house and brewery. Whilst there would be a loss of the flat the commercial use would support the existing business and the residential use could easily be returned at a future date. The principle of development is acceptable provided that the proposed use does not give rise to significant issues in terms of local amenity and that the design is in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 12 and 16 of the NPPF 2019.

2. Impact on the Character of the Area and Heritage

The proposed development is for the change of use of a building from residential to storage. There would be no external works proposed as part of this proposal and as such, the character and appearance of the existing building and the wider area and Conservation Area would remain unchanged. Access to the premises would be retained from Brighton Street. It is therefore considered that the proposed use would accord with sections 12 and 16 of the NPPF 2019 and policies 5, 22 and 39 of the North East Lincolnshire Local Plan in relation to design.

3. Impact on Neighbouring and Surrounding Amenities

No neighbouring representations were received during the planning process and the Environmental Health Officer raises no issues. It is considered that the proposed use as storage in connection with the public house and brewery will have no adverse impacts in terms of noise and disturbance over and above its residential use. There are no external alterations to the building, and therefore no issues in terms of dominance and overlooking would occur. The proposal is therefore considered to be in accordance with policies 5 and 22 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and section 12 of the NPPF 2019.

CONCLUSION

In conclusion, it is considered that the proposed development accords with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections

12 and 16 of the NPPF 2019 with particular regard to the impact on neighbouring land uses and the impact on the character of the area. It is therefore recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby permitted shall begin within three years of the date of this permission.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

The development is approved in accordance with the following plans:

Site Location Plan, Block Plan, Existing and Proposed Plans and Elevations - Received on the 4th March 2020

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22 and 39.

2 Added Value Statement

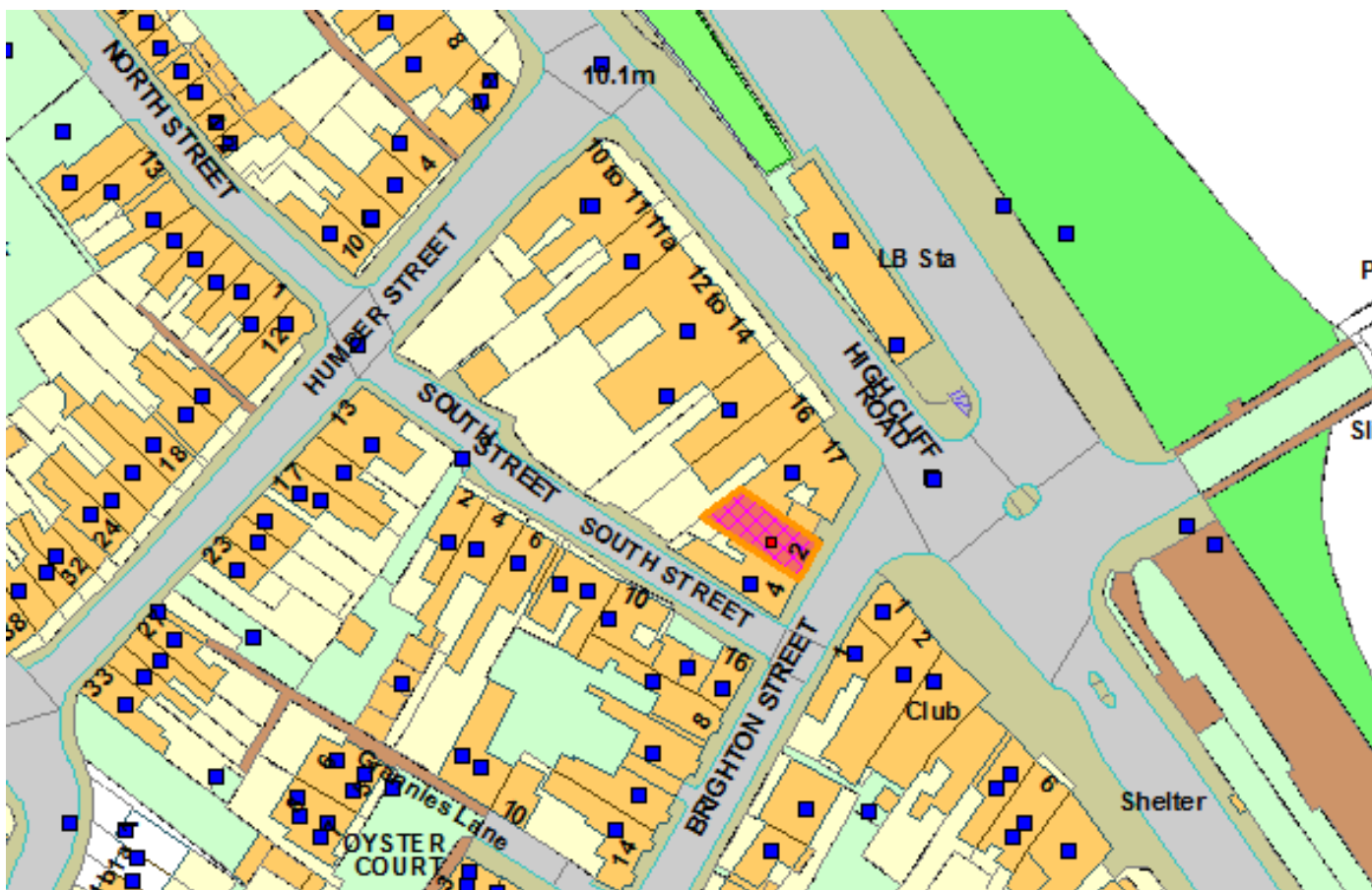
Article 31(1)(cc) Statement - Positive and Proactive Approach

No problems have arisen during consideration of this application that have required working directly with the applicant to seek solutions.

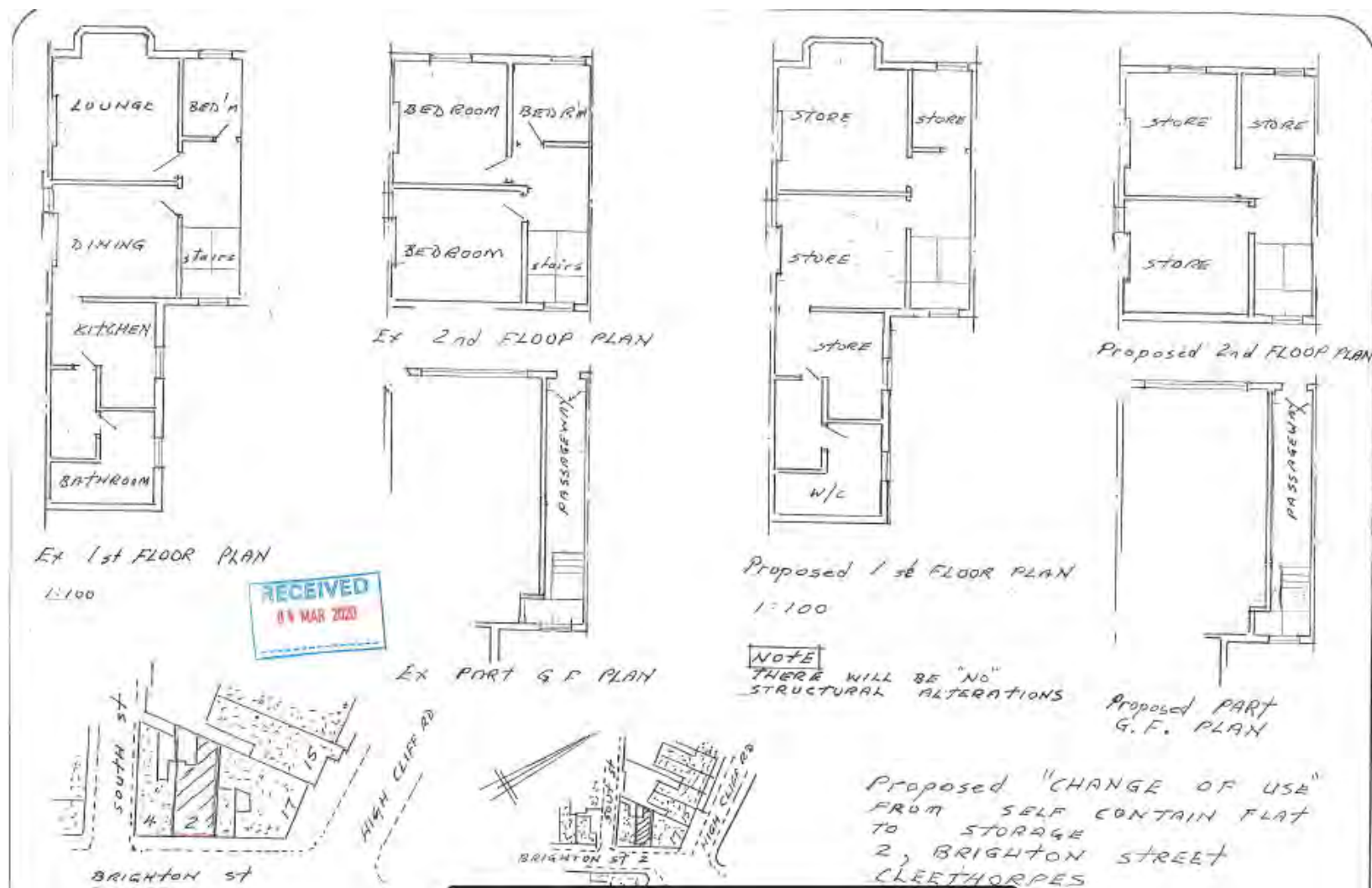
3 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

DM/0201/20/FUL – 2 BRIGHTON STREET, CLEETHORPES



DM/0201/20/FUL – 2 BRIGHTON STREET, CLEETHORPES



PLANNING COMMITTEE - 24th June 2020

ITEM: 5 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0112/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: The Grove Residential Home, Ings Lane, Waltham, Grimsby, North East Lincolnshire, DN37 0HB

PROPOSAL: Demolish existing bungalow and erect single storey and two storey extensions to existing care home to include the installation of rooflights with associated car parking arrangements

APPLICANT:

Mr David Hicks
Country Court Care
Millennium House
Dukesmead Industrial Estate
Werrington
Peterborough
PE4 6ZN

AGENT:

Mr Matt Hubbard
The Planning Hub
Jubilee House
79 Gertrude Road
West Bridgford
Nottingham
NG2 5DA

DEPOSITED: 10th February 2020

ACCEPTED: 12th February 2020

TARGET DATE: 8th April 2020

PUBLICITY EXPIRY: 22nd March 2020

AGREED EXTENSION OF TIME DATE:

CONSULTATION EXPIRY: 13th March 2020

CASE OFFICER: Richard Limmer

PROPOSAL

The proposal is to erect a large extension to the existing care home that includes two storey and single storey elements. To allow the proposed extension to fit on the site an existing bungalow is proposed to be demolished. The proposed extension would provide a net increase of 19 new bedrooms (from 51 to 70) along with associated communal space and 8 additional parking spaces.

It is noted that this application is a resubmission of approval DM/0740/16/FUL which expired in November 2019.

This application has been brought to Planning Committee due to an objection from Waltham Parish Council.

SITE

The site hosts the Waltham Grove care home which is located to the north of Grove Park and accessed off Ings Lane. The southern boundary to the site has a multitude of large trees and thick vegetation within the site and located close by within the park. The existing care home building is two storey building that benefits from a pleasant setting adjacent to the public park to the south. The existing bungalow, Eastwell Oak, is located in the northwest corner of the site adjacent to the neighbouring residential properties of Toad Hall and Coach House Cottage.

RELEVANT PLANNING HISTORY

DM/0740/16/FUL - Demolish existing bungalow and erect single storey and two storey extensions to existing care home to include the installation of rooflights with associated car parking arrangements - Approved

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF5 - Delivering a sufficient supply of homes
NPPF14 - Climate, flooding & coastal change
NPPF15 - Conserv. & enhance the natural environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO33 - Flood risk
PO41 - Biodiversity and Geodiversity

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage - No objections, condition for final details of surface water drainage

Highways - No objections

Environmental Health - No objections but conditions to secure construction management plan and piling details.

Heritage - No objections, requests condition for Archaeological works.

Police - Comments on designing out crime.

Tree Officer - No objections conditions to secure works and tree protection

Parish Council - Objects:

Waltham Parish Council recommends refusal of this application on the ground that the proposals would reduce parking facilities for staff and visitors. The Parish Council has grave concerns over the future of the beech tree with a tree preservation order. According to the plan provided the beech tree will require canopy reduction in width and potentially height because of the impact it will have on the proposed building. The Parish Council would also like to comment that the exit onto the main road would benefit from a height reduction to allow safer exit.

No neighbours responded to letters or site notice

APPRAISAL

Planning Considerations

1. Principle of Development
2. Impact on Neighbours
3. Impact on the Visual Character of the Area
4. Highways
5. Drainage
6. Ecology

1. Principle of Development

The site is located within the defined Development Boundaries of Waltham and therefore part 1 of Policy 5 of the NELLP is a key consideration and the site has no further allocation for uses on the NELLP. The proposal seeks to extend the existing care home

use by adding an additional 19 rooms and other associated facilities. It is considered that the existing use and proposed extension are, in principle, compatible with the surrounding residential uses. The proposal is therefore acceptable subject to the site-specific impacts of the development. It is also noted that the same proposed development was approved under DM/0740/16/FUL in 2016 but was not implemented.

2. Impact on Neighbours

The site benefits from having a limited number of residential properties immediately adjacent to it. The position of the proposed extension also reduces the number of neighbours that could be affected by it as well. To the north west, north and north east of the site, close to the proposed extension, are the following neighbours; Arbolada, Coach House Cottage, Toad Hall, Bon Accord, 22 Ings Lane and 24 Ings Lane.

It is considered that, due to the position and orientation of the proposed extension the impacts upon Arbolada, Bon Accord, 22 Ings Lane and 24 Ings Lane would be minimal. The existing landscaping within the grounds of the care home and the neighbouring properties also help screen the proposed extension.

Toad Hall is located to the north of the existing bungalow to be demolished and so has an existing structure relatively close to it. The proposed extension would be significantly larger in both footprint and height. However, the design of the extension has kept the wing closest to Toad Hall at single storey and although it would be visible it is not considered to have a significant effect on their residential amenities.

The proposed extension would sit close to the boundary with Coach House Cottage and extend across the whole rear boundary and partially along the eastern boundary. The separation distances have been noted on the proposed block plan; 17.3m from the rear elevation of the neighbour to the back edge of the extension (single storey) and 20.5m to the eave where the extension is two storeys. The proposal will therefore impact upon the outlook from the neighbour but the proposed extension has been designed to reduce the potential impact on the neighbour from loss of privacy, overlooking and dominance. This has been done by having no habitable room windows at first floor along that elevation only roof lights to a corridor. The building has been designed to slope away from the neighbour reducing the eave level and as a result the mass of the building as well. Coach House Cottage also benefits from large grounds to the front and sides of the property meaning that the proposed extension only impacts on a limited area of their grounds. It is recognised that the proposed extension may have a limited impact on the outlook from Coach House Cottage. However, it is considered that the impacts would not be significant.

Having regard to the above it is considered that the development is acceptable in terms of residential amenity under Policy 5 of the Local Plan.

3. Impact on the Street Scene and Character of the Area

The proposed development has been positioned to avoid as many trees on and adjacent to the site as possible. The site benefits from many very mature trees and this is a strong character of this area of Waltham. To the south of the site is Grove Park which a public park maintained by the Parish Council.

It is noted that the Parish Council have objected with concerns over the impact of the development on trees within the site that benefit from a TPO. The proposed extension would be sited close to a large beech tree which benefits from a TPO. A full tree report and impact assessment has been supplied by the applicant which details some works to the tree would be required to lift the canopy and special piled foundation would be required to avoid damage to the roots. This information has been assessed by the Tree Officer and is considered to be acceptable. The proposal is acceptable under Policy 42 of the Local Plan.

In terms of visibility the proposed extension is located well within the site and would not offer any significant public views. The design of the proposed extension fits into the design of the host building. It is therefore considered that the proposed development would not harm the character or appearance of the area in accordance with Policy 5 of the NELLP.

4. Highways

It is noted that the Parish Council have highlighted concerns over the loss of parking spaces. However, the proposed extension and associated works would result in 8 extra car parking spaces being provided on the site. The proposal does not include any changes to the site access from Ings Lane. The Highways Officer has assessed the proposal in terms of highway safety and amenity and have no objections to raise. It is therefore considered that the proposed development would accord with Policy 5 of the NELLP.

5. Drainage

The application has been submitted with a surface water drainage strategy which details how the additional surface water will be dealt with. This strategy has been considered by the Drainage Engineers and the runoff rate has been agreed. However, the strategy recognises that the surface water would drain into Buck Beck and therefore consideration is required to comply with SUDS principles around the water quality. A condition is therefore required for details of the final surface water strategy to ensure that it is SUDS compliant and that the water quality issue is fully addressed. With the inclusion on this condition for the final details the proposed development would accord with Policies 5 and 33 of the NELLP with regard to drainage and flood risk.

6. Ecology

The site is identified on the NELLP as being within a Site of Nature Conservation Importance, this is due to the mature trees within the area which create an important

habitat for a range of species. The Ecologist has considered the proposed development and recommends that a condition is imposed on the planning permission that requires a bio-diversity and habitat improvement plan to be implemented. With the inclusion of this condition that development would accord with Policy 41 of the NELLP.

CONCLUSION

In conclusion, it is considered that the proposed development would not offer any significant harm to the residential amenities of the neighbouring properties and in particular those to the north west, north and north east of the site, highway safety and amenity, drainage and flood risk, the wider character and appearance of the area or ecology and bio-diversity. The development therefore accords with Policies 5, 22, 33, 41 and 42 of the NELLP and is recommended for approval.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development hereby permitted shall begin within three years of the date of this permission.

Reason

To comply with S.91 of the Town and Country Planning Act 1990.

(2) Condition

The development shall be carried out in accordance with the following plans:

(10)002-P00 - Proposed block plan

(20)001-P00 - Existing ground floor plans

(20)002-P00 - Existing first floor plans

(20)003-P00 - Proposed first floor plans

(20)003-P00 - Proposed ground floor plans

(21)001-A00 - Existing elevations

(21)002-P00 - Proposed elevations

Reason

For the avoidance of doubt and in the interests of proper planning.

(3) Condition

The hereby approved development shall be built out using external materials to match those used on the existing building as detailed on plan ref: (21)002-P00 unless otherwise approved in writing by the Local Planning Authority.

Reason

To protect the visual amenity of the area in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(4) Condition

The development shall be built out in accordance with the Construction Management Plan (dated February 2020). Prior to any works commencing on the site further details of wheel/vehicle washing facilities to be provided and used throughout the construction period shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of general amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(5) Condition

All piling for the development shall be done in accordance with the Piling details supplied (ref: 2016-6401-SSK1 and 2016-6401-SK2) unless otherwise approved in writing by the Local Planning Authority.

Reason

In the interests of tree protection and general amenity in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(6) Condition

No development shall commence until final details for the sustainable provision of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall then be built out in accordance with the approved details.

Reason

To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal in accordance with Policy 33 of the North East Lincolnshire Local Plan 2013-2032.

(7) Condition

No development or demolition shall take place until the applicant has:

(i) Submitted a Written Scheme of Investigation or Specification for Works, for a programme of archaeological work, to the Local Planning Authority.

(ii) Received written approval of the Written Scheme of Investigation for a programme of archaeological work from the Local Planning Authority.

(iii) Implemented or secured implementation of the Written Scheme of Investigation for a programme of archaeological work.

Occupation or use of the development shall not take place until the applicant has:

(iv) Published, or secured the publishing of the findings resulting from the programme of archaeological work within a suitable media.

(v) Deposited, or secured the deposition of the resulting archive from the programme of archaeological work with an appropriate organisation.

Reason

The site contains, or may contain, a Historic Environment Asset which requires recording prior to alteration or destruction according to the policies set out in the NPPF (National Planning Policy Framework) and Policy 39 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

(8) Condition

Prior to the development first coming into use a Biodiversity and Habitat Improvement and Management Plan shall be submitted to and approved by the Local Planning Authority. The improvement plan shall then be fully implemented within 12 months of the development being first used and thereafter maintain in accordance with the approved Management Plan.

Reason

In the interests of bio-diversity and habitat improvement in accordance with Policy 41 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

(9) Condition

The development shall proceed in accordance with the recommendations and information contained within the Arboricultural Report ref: RSE_3419_01_V1 unless otherwise agreed in writing with the Local Planning Authority. The Tree Protection Measures detailed within the report shall be fully installed, and agreed on site with the Local Planning Authority, prior to any works commencing on the site and retained in place throughout the construction of the development.

Reason

To protect the trees on and around the site in accordance with Policies 5 and 42 of the North East Local Plan 2013-2032 (adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning

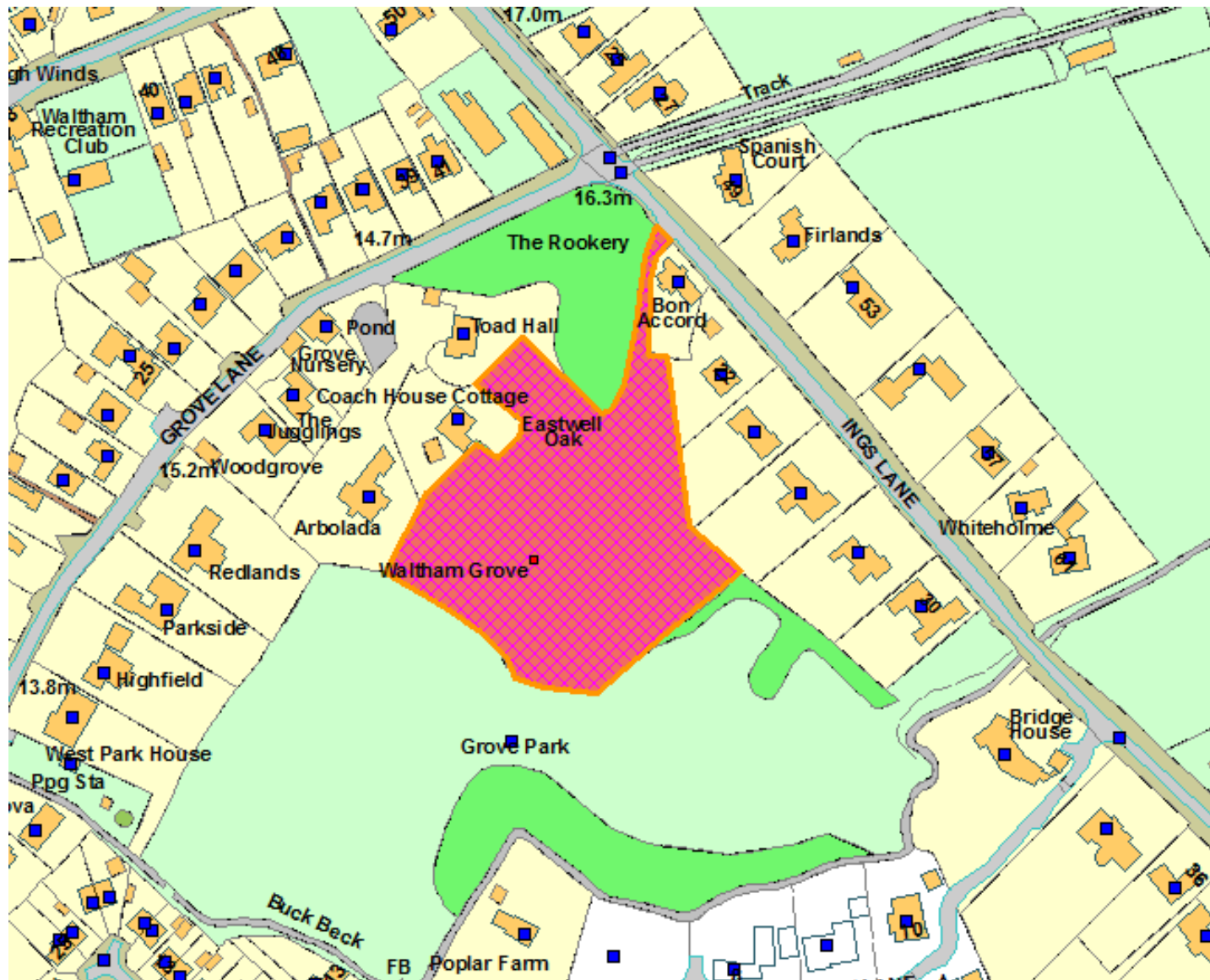
considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 33, 39 and 41.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by using conditions to protect amenity.

DM/0112/20/FUL - THE GROVE RESIDENTIAL HOME, INGS LANE, WALTHAM





Planning Application Reference: DM/0112/20/FUL

Proposal: Demolish existing bungalow and erect single storey and two storey extensions to existing care home to include the installation of rooflights with associated car parking arrangements

Location: The Grove Residential Home Ings Lane Waltham Grimsby

RESOLVED: Waltham Parish Council recommends refusal of this application on the ground that the proposals would reduce parking facilities for staff and visitors. The Parish Council has grave concerns over the future of the beech tree with a tree preservation order.

According to the plan provided the beech tree will require canopy reduction in width and potentially height because of the impact it will have on the proposed building. The Parish Council would also like to comment that the exit onto the main road would benefit from a height reduction to allow safer exit.

PLANNING COMMITTEE - 24th June 2020

ITEM: 6 **RECOMMENDATION: Approval with Conditions**

APPLICATION NO: DM/0131/20/FUL

APPLICATION TYPE: Full Application

APPLICATION SITE: 29 Church Lane, Waltham, Grimsby, North East Lincolnshire, DN37 0ES

PROPOSAL: Retrospective application to erect single storey rear extension to include roof lights, erect porch canopy to front and various external alterations and landscaping (AMENDED PLANS - DRIVEWAY DETAIL)

APPLICANT:
Mr Iain Mackenzie
19 Frusher Avenue
Grimsby
DN33 2BE

AGENT:

DEPOSITED: 16th February 2020

ACCEPTED: 16th February 2020

TARGET DATE: 12th April 2020

PUBLICITY EXPIRY: 3rd April 2020

AGREED EXTENSION OF TIME DATE:
26th June 2020

CONSULTATION EXPIRY:

CASE OFFICER: Lauren Birkwood

PROPOSAL

This proposal seeks retrospective planning permission to erect a single storey extension to the rear including rooflights, the erection of a porch canopy to the front and various external alterations and landscaping at 29 Church Lane in Waltham. The single storey extension measures 5.9 metres in width, 2.7 metres in length and 3.4 metres in height (2.5 metres to the eaves). The extension is externally faced in render with upvc doors and window frames. The design of the extension incorporates a mono-pitched tiled roof. The roof of the canopy is also tiled.

The application is presented to planning committee due to an objection received from the Waltham Parish Council.

SITE

The proposal site is a semi-detached two storey property located on the east side of Church Lane in Waltham. The area is predominantly residential in this area. The property benefits from a front paved garden for off-street parking. The rear garden is modest in size. The boundaries on the site vary including fencing and landscaping. The site is situated in the Waltham Conservation Area.

RELEVANT PLANNING HISTORY

No planning history that is relevant to this proposal.

RELEVANT PLANNING POLICIES AND BACKGROUND PAPERS

National Planning Policy Framework (February 2019)

NPPF12 - Achieving well designed places
NPPF14 - Climate, flooding & coastal change
NPPF16 - Conserv. & enhance the historic environ.

North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

PO5 - Development boundaries
PO22 - Good design in new developments
PO34 - Water management
PO39 - Conserve and enhance historic environ

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise". This is recognised in paragraph 11 of the NPPF, with paragraph 12 stating that the framework does not change the statutory status of the development plan as the starting point for decision making. The development plan for the area is comprised of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

REPRESENTATIONS RECEIVED

Drainage Team - As far as reasonably practicable surface water from this extension should be drained to a water butt, soakaway or other sustainable drainage feature.

Highways Officer - No objections.

Environmental Health Officer - No comments.

Heritage Officer - The addition of a rear extension will not be seen from the front of the house and despite the inclusion of large glass exterior doors its impact on the conservation area and the present building are negligible. The new porch canopy however will obscure the original brickwork arch over the doorway and will not enhance the present building or conservation area. Objections are raised at this element. This site lies within an area of potential archaeology, being within the core of the medieval settlement of Waltham. However the development is of a limited size and there is likely to have been some disturbance when the main house was constructed and any archaeological work is unlikely to produce meaningful results. No archaeological work is recommended.

Waltham Parish Council - Objects to the proposal as the proposal impacts on the character of the area and has potential archaeological implications.

APPRAISAL

Principle of Development

The application site is within the development area of Waltham (policy 5). The principle of development is therefore acceptable provided that the proposal does not give rise to significant issues in terms of residential amenity and that the design is in accordance with policies 5, 22, 34 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 12, 14 and 16 of the NPPF 2019.

Impact on Character of the Conservation Area

The extension is proposed to the rear of the property. It is considered that the rear garden can accommodate a 2.7 metre long extension without becoming overdeveloped or confined. Views from Church Lane are limited due its position at the rear, and therefore it does not have an unduly harmful impact on the street scene or Conservation Area. The extension is considered proportionate to the existing host dwelling and not dominant or overbearing.

The proposed alterations, including the erection of a porch canopy, are situated to the front of the property. It is considered that although the proposed works can be seen in the context of the street scene and Conservation Area, the porch and hardstanding does not have a significant impact. The design is minimal and reflects other features like this in the vicinity. Loss of original features around the porch are raised by the Heritage Officer and Waltham Parish Council and whilst somewhat regrettable it is considered that this would not be detrimental to the Conservation Area or would fail to preserve its overall character. The property itself has been modernised over the years and the area is one of mixed type, form and design.

With regard to archaeology the Heritage Officer considers that due to the limited extent of the works there will be no adverse impact.

It is therefore considered that the development is in accordance with sections 12 and 16 of the NPPF 2019 and policies 5, 22 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to design.

Residential Amenity

Neighbours nearby include 27 Church Lane (to the north) and 31 Church Lane (to the south). It should be noted that no neighbour representations were received during the planning process.

The single storey extension is located to the south of 27 Church Lane. The presence of existing boundary treatment minimises the dominance of the structure, and there are no side windows to cause overlooking. It is single storey and of a typical size and scale for a residential property. There is no adverse massing or light issues.

The proposed extension is located to the north of 31 Church Lane. The neighbouring property is an acceptable distance away and has a solid wall facing the extension. As a result the extension does not appear dominant. Issues in terms of overlooking are also minimal as there are no proposed windows facing number 31.

Due to the separation distances at the rear there are no amenity issues to those properties on Home Paddock.

The front porch and proposed hard standing do not affect neighbouring properties in terms of dominance as they are minimal.

The proposal is therefore in accordance with policy 5 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) in relation to residential amenity.

Other Issues

The development is not located within an area identified as having high flood risk by the Environment Agency's flood maps and the Council's Strategic Flood Risk Assessment 2011. The Council's Drainage Team have indicated that a sustainable method of drainage should be encouraged. An informative, to this effect, is recommended.

The Council's Highways Officer has reviewed the proposed hardstanding and driveway details. They have confirmed the details and proposal is acceptable.

CONCLUSION

The proposal is considered acceptable in terms of the existing property and wider area and is to be finished in materials which are considered acceptable. The proposal does not

give rise to significant impacts in terms of heritage, residential amenity, drainage or highways. The application can therefore be approved in accordance with policies 5, 22, 34 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018) and sections 12, 14 and 16 of the NPPF 2019.

RECOMMENDATION

Approval with Conditions

(1) Condition

The development is approved in accordance with the following plans:

Site Location Plan, Block Plan, Existing and Proposed Plans and Elevations - CL - 01 - REV - A

Driveway Detail - Received on the 30th March 2020

Reason

For the avoidance of doubt in the interests of proper planning and in accordance with policies 5, 22, 34 and 39 of the North East Lincolnshire Local Plan 2013-2032 (Adopted 2018).

Informatives

1 Reason for Approval

The Local Planning Authority has had regard to development plan policies and especially those in the North East Lincolnshire Local Plan. The proposal would not harm the area character or residential amenity and is acceptable under all other planning considerations. This proposal is approved in accordance with the North East Lincolnshire Local Plan 2013-2032 (adopted 2018), in particular policies 5, 22, 34 and 39.

2 Added Value Statement

Article 31(1)(cc) Statement - Positive and Proactive Approach

In accordance with paragraph 187 of the National Planning Policy Framework, the Local Authority has worked in a positive and proactive manner with the applicant to seek solutions to problems arising, by requesting additional information to overcome concerns raised by the Council's Highways Officer.

3 Informative

The use of water butts or similar sustainable surface water drainage arrangements such as a soakaway are encouraged on a proposal of this nature.

4 Informative

Please note that you may also require Building Regulations. You are advised to contact them in advance of work on site commencing (Tel: 01472 325959).

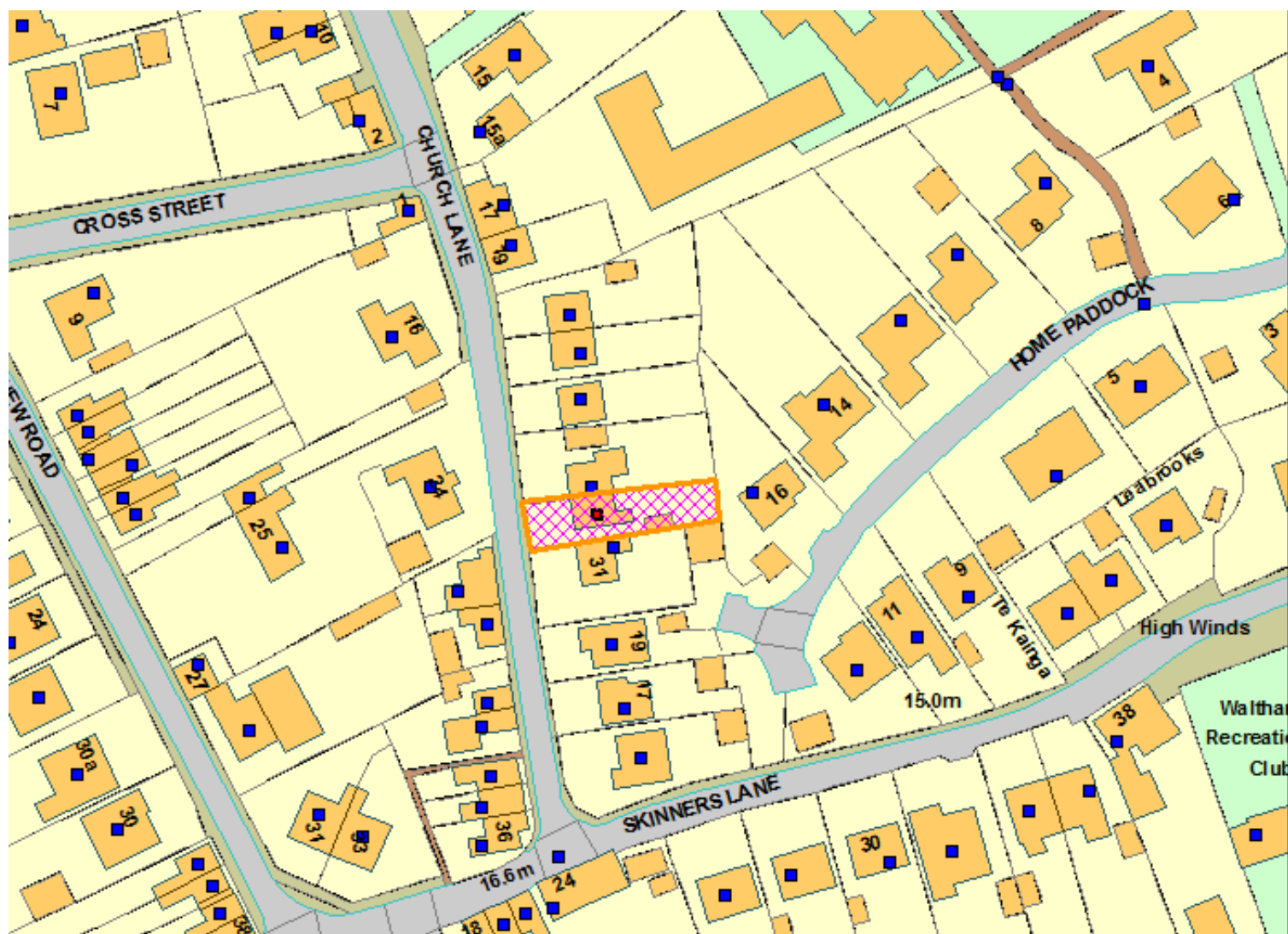
5 Informative

The applicant's attention is drawn to the comment received from the Heritage Officer regarding archaeology. Please go to www.nelincs.gov.uk/planning to view the comment.

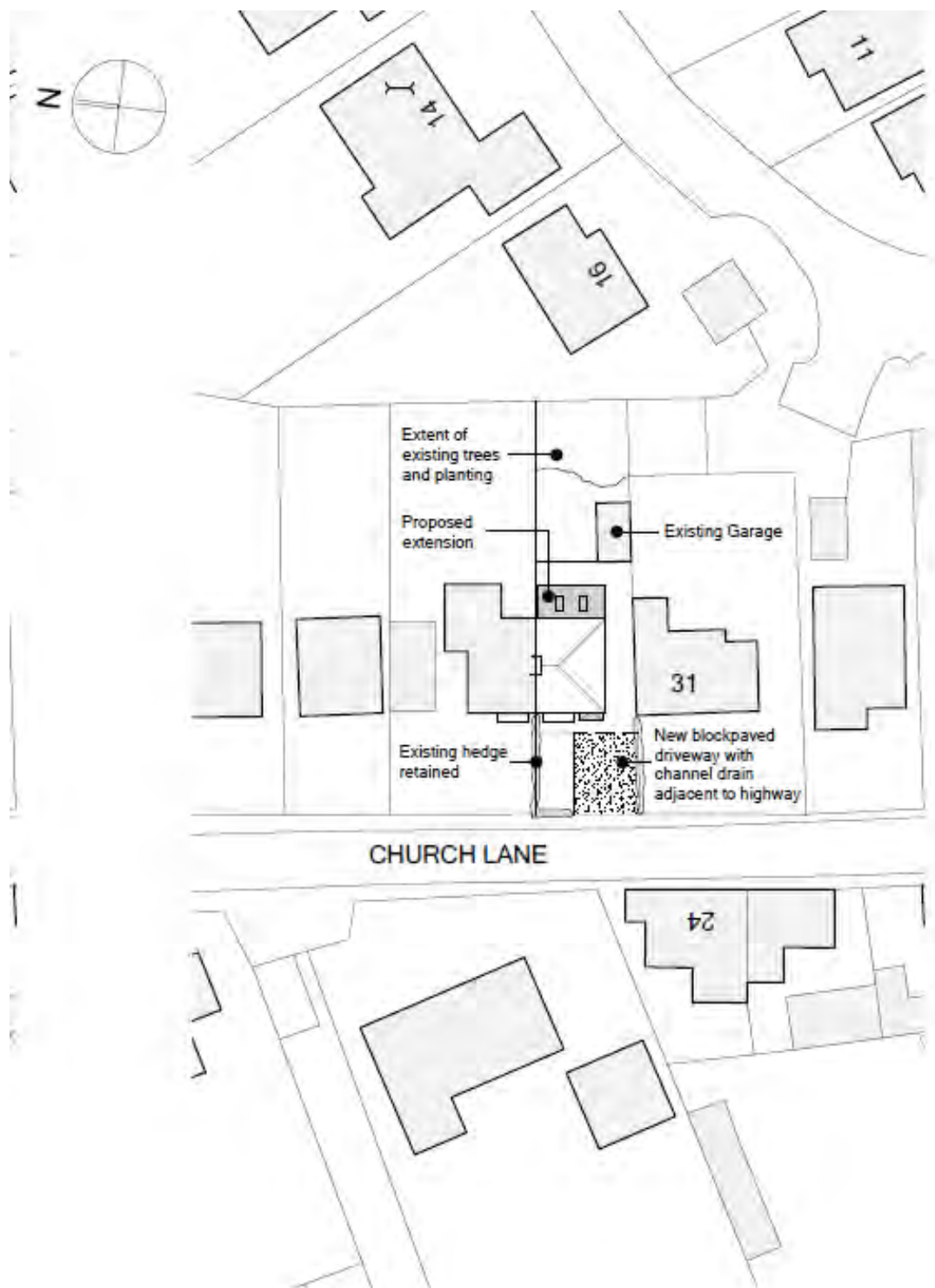
6 Informative

The applicant's attention is drawn to the fact that the requirements of the Party Wall Act may apply and you should seek advice from your agent or suitably qualified person.

DM/0131/20/FUL – 29 CHURCH LANE, WALTHAM



DM/0131/20/FUL – 29 CHURCH LANE, WALTHAM



Proposed Site Plan

1:500

Planning Application Reference: DM/0131/20/FUL

Proposal: Erect single storey rear extension to include roof lights, erect porch canopy to front and various external alterations and landscaping

Location: 29 Church Lane Waltham Grimsby North East Lincolnshire

RESOLVED: Waltham Parish Council recommends refusal of this application on grounds that the front elevation changes are at odds with the co-joined property. The Parish Council support the Heritage Officer's view in this respect. The Parish Council has concern over the applicant's intention to block pave the area to the front of the property and install a drop kerb to allow front parking. The Parish Council feel that this will impact on the street scene and have potential archaeological implications.