

PL	S17/0880	Target Decision Date:4th August 2017
		Extension of Time Date:
		Committee Date:

Applicant	Mr John Clifford Waterworks Lane Glinton Peterborough PE6 7JL
Agent	Mr Glenn Collingwood 21 Bowbridge Lane Bottesford NG13 0AQ
Proposal	Erection of one pair semi detached dwellings plus associated parking.
Location	58 Drift Avenue Stamford PE9 1UY
Application Type	Full Planning Permission
Parish(es)	Stamford Town Council
Reason for Referral to Committee	
Recommendation	Approved conditionally

Description of site and application

The application site, which extends to some 0.043 ha in area, comprises of a former allotment plot, between an otherwise built up residential frontage on the southern side of Drift Avenue. The plot slopes down southwards towards the rear boundary of the site with residential properties. The site is adjoined to the east and west by two storey dwellings (Nos. 58 and 62 Drift Avenue respectively). The site is accessed from the public highway (which ends in front of No.58) via a private road.

This application for full planning permission relates to the proposed erection of a pair of two storey semi-detached dwellings on the site. The submitted plans shown that the proposed dwellings are on a similar alignment to the front elevation of No. 62 but set behind the front elevation of No. 58. The properties have front porches and single storey rear extensions (that to the easternmost inset). The rear elevations of the principal properties project beyond the rear elevation of No. 58 by some 3.7 metres. A pedestrian access to the westernmost property is provided alongside - and then behind - the easternmost property. A full width dropped kerb is proposed to provide off road car parking to the front of the properties, with two parking spaces per property.

The rear gardens of the proposed properties, with a minimum depth of some 11.9 metres, would be accessed down from rear terraces/paths.

Planning permission was granted in June 2014 for the erection a pair of semi detached dwellings, the dwellings had a shared access and parking on a front forecourt area within the application site; with one parking space allocated per property.

Relevant History

Reference	Proposal	Decision	Date
S14/1685	Erection of one no. pair of semi-detached dwellings and new driveway and associated car parking	Approved Conditionally	05/08/2014

National planning Policy Framework (NPPF)

Section 7 - Requiring good design

South Kesteven Core Strategy

Policy H1 - Residential Development

Policy EN1 - Protection and Enhancement
Policy SP1 - Spatial Strategy
Policy EN4 - Sustainable Construction and Design

Representations Received

Parish Council No objection subject to neighbours' amenities being respected.

LCC Highways & SuDS Support NO OBS - Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable. Accordingly, Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) does not wish to object to this planning application.

Representations as a Result of Publicity

This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

Evaluation

Principle of the use

The principle of a pair of dwellings on this site has been agreed under S14/1685, this current application seeks to change the parking provision at the site, with two parking spaces being provided for each property to the front.

Impact of the use on the character of the area

Adjacent and surrounding properties have parking provision to the front garden similar to that now proposed, so the proposal will have no detrimental impact on the character of the area.

Impact on the neighbouring properties

The proposed dwellings are the same in design as that approved under S14/1685 and will have no detrimental effect upon the residential amenities of the adjacent and surrounding properties.

Highway issues

Lincolnshire County Council Highways have raised no objection to the proposal, the parking provision has increased from the earlier approval and each property has its own access making the parking more usable and less likely that car will park on the road and private drive to the front.

Conclusion

The proposed development would in principle be compliant with the locational residential policies of the adopted South Kesteven Core Strategy (2010). The proposed development would be sufficiently sympathetic to the visual amenities of the locality and would not give rise to sufficient overbearing, overshadowing or overlooking impacts on adjoining and surrounding properties to warrant a refusal of planning permission. The use of the proposed vehicular access and associated car parking area will not give rise to levels of noise and disturbance that are likely to be detrimental to any residential amenities. The development would not be detrimental to highway safety and would not have a negative impact on drainage facilities in the locality or the archaeological interest of the site.

The development proposal is therefore in accordance with national planning guidance contained in the National Planning Policy Framework and Policies SP1, H1, EN1 and EN4 of the adopted South Kesteven Core Strategy (2010) and there are no material considerations which indicate otherwise although conditions have been attached.

RECOMMENDATION: that the development is Approved/Allowed subject to the following conditions

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. DA-02 Rev B dated January 2017
 - ii. DA-06 Rev A dated January 2017

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Ongoing Conditions

- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 4 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with details shown on drawing no DA-02 Rev B dated January 2017.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of

the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 6 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

- 7 Before any dwelling/unit hereby permitted is occupied/brought into use, the parking area accompanying each dwelling shall have been constructed in accordance with the approved details and shall be retained as such and for no other purpose thereafter.

Reason: To allow vehicle to park and to reduce any additional on street parking in the interests of highway safety.

- 8 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the details shown on drawing no DA-02 Rev B dated January 2017.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 - 187 of the National Planning Policy Framework.