

	REPORT TO PLANNING & DEVELOPMENT COMMITTEE TO BE HELD ON THURSDAY, 7 March 2019	
APPLICATION REFERENCE NO: 18/02982/FL	TARGET DATE: 12 March 2019	GRID REF: 504625-484579

REPORT OF THE PLANNING SERVICES MANAGER – PSM/19/74

SUBJECT: Substitution of house types, plots 341, 342, 359, 360, 366, 367, 374, 376 to 380 approved under application reference 14/02066/RM at Land To North Of Eastfield For Middle Deepdale Development Northwold Road Eastfield Scarborough NORTH YORKSHIRE for Mr David Lynch

1.0 THE PROPOSAL

1.1 This is a reserved matters application relating to the scheme permitted in outline, under reference 11/01914/OL, for up to 1350 dwellings and associated development on land north of Eastfield. This application relates to Phase 1 of the development that already has reserved matters approval for 182 dwellings permitted under reference 14/02066/RM. The application proposes the substitution of 12 no. plots, where it is proposed to replace the permitted two-storey dwellings with two-and-a-half storey dwellings. The affected plots form part of the development that lies on land to the north of Westway and Dale Edge, and west of High Garth.

1.2 The proposals involve the erection of 12 no. properties comprising five pairs of semi-detached properties and two further properties within a terrace of three. These would be constructed in materials to match the dwellings already under construction - i.e. either red or buff bricks under slate grey roof tiles.

1.3 The dwellings are traditional in style, with relatively simple elevational treatments similar to the permitted two-storey dwellings, but with raised eaves heights (c.750mm higher than the two-storey properties) and a dormer window to the front roof slope and roof light to the rear roof slope. A variety of different window styles are proposed in uPVC.

2.0 SCREENING OPINION REQUIRED?

2.1 No. However, the Outline application (ref. 11/01914/OL) was the subject of an Environmental Statement.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None.

4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 Eastfield Parish Council - No comments received.

4.2 Publicity - Consultation period expired on 5 February 2019. No representations have been received.

5.0 RELEVANT PLANNING HISTORY

5.1 2013 - Outline planning permission (ref. 11/01914/OL) granted for the development of a wider site (HA1 and HA2 in the Local Plan) for up to 1,350 dwellings and related development, together with a link road and bridge to provide a connection between the A64 and the A165.

5.2 2014 - Reserved matters approval for 182 dwellings. Granted subject to conditions.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan 2017

DEC 2 - Electric Vehicle Charging Points

DEC 1 - Principles of Good Design

DEC 4 - Protection of Amenity

National Planning Policy Framework

NPPF5 - Delivering a sufficient supply of homes

NPPF12 - Achieving well-designed places

Scarborough Borough Supplementary Planning Documents

None relevant

Local Planning Policy and Guidance

None relevant

7.0 ASSESSMENT

7.1 This application relates only to the substitution of house types for 12 plots within a larger development of 182 dwellings. The considerations are therefore limited to scale, appearance and amenity.

Scale

7.2 In terms of scale, the scheme generally comprises two storey dwellings with a number of two-and-a-half storey dwellings and three-storey dwellings to provide variation and lend different characters to particular streets. The predominant use of two storey dwellings in the southern part of the site is appropriate, as these are the closest dwellings to Westway and Dale Edge properties, which are all two-storey in height, although separation distances between existing and new properties are relatively generous. The introduction of a further 12 no. plots with properties of two-and-a-half storey in height is considered to be acceptable and would add to the visual interest of the overall development.

Appearance

7.3 Throughout Phase 1 there is a good mix of terraced and semi-detached dwellings with a modest number of detached properties, with simple architectural detailing and a mix of materials. The dwellings are generally set behind gardens, or frontage parking, so that their character is less urban than that of the main street. Dwellings at junctions are designed to 'turn the corner' or have additional windows on gable ends, where this is practical. A mix of materials has been approved with dwellings with red brick elevations and grey tiled roofs predominating, interspersed by dwellings with buff brick and rendered elevations and terracotta Pantiles. The proposed substitute house types are proposed in a mix to match the existing development, with grey roof tiles.

7.4 The elevations of the proposed substitute house types would match those of the permitted scheme, which is under construction. Elevation treatments are relatively simple given the range of housing proposed in this phase, but incorporate vernacular details such as artificial stone cills and heads. Front doors are placed on front elevations and generally served by porches or canopies. A range of different window and doors are proposed in white uPVC frames.

7.5 The proposed substitute house types are considered acceptable both in terms of appearance and scale in relation to the surrounding development and therefore accord with Policy DEC1 of the Local Plan.

Amenity

7.6 A number of the proposed substitute house types are proposed for plots 374, 376, 377, 378, 379 and 380, which lie to the west of existing properties on High Garth. The increase in the scale of the properties (i.e. raised eaves height of 750mm and raised ridge height of 1.3m over the original two-storey house types) is considered to be acceptable in relation to existing properties as the proposed dwellings are sited a distance of between 32 to 42m from the existing properties at High Garth. In addition, a pair of two-and-a-half storey semi-detached dwellings are proposed on plots 366 and 367, and these would face towards properties on Dale Edge across an area of open space, with a separation distance of 45m to the rear boundaries of the existing.

7.7 Given the generous separation distances involved, the proposals are considered to be acceptable from an amenity perspective and in accordance with Policy DEC4 of the Local Plan.

Other Issues

7.8 Since the earlier reserved matters approvals the 2017 Local Plan has been adopted. Policy DEC2 of the Local Plan requires that electric charging points for vehicles are provided to driveways and garages of residential properties in order to provide the necessary basic infrastructure for occupiers wishing to use an electric vehicle. A condition requiring such provision for the 12 no. substitute plots is therefore recommended to be imposed on any grant of reserved matters approval.

8.0 PRE-COMMENCEMENT CONDITIONS

8.1 No pre-commencement conditions are recommended.

POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is acceptable and the application was therefore approved without the need for further proactive action from the Local Planning Authority.

RECOMMENDATION

PERMISSION BE GRANTED, subject to the following condition(s)

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

1054 House Type Style 3 - Drawing 2691-C-20-308 F
1054 House Type Style 2 (Stepped) - Drawing 2691-C-20-210
1054 House Type Style 3 (Stepped B) - Drawing 2691-C-20-311
1054 Link Block Style 3 Plans - Drawing 2691-C-20-817 E
1054 Link Block Style 3 Elevations - Drawing 2691-C-20-818 F
Planning Layout - Drawing 2444-D-90-001 JJ
Boundary Treatment Layout - Drawing 2691-C-90-1002 AA

Material Layout - Drawing 2691-C-90-1003 Z

unless any variation is first agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

- 2 The revised housetypes hereby approved shall include a single phase 13 amp electrical socket suitable for charging electric vehicles within any garage provided or adjacent to a marked out residential space within its curtilage.

Reason: To comply with Policy DEC2 of the Scarborough Borough Local Plan.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MR M P WHITMORE ON 01723 232475 email Marcus.Whitmore@scarborough.gov.uk



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