DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0724-20**	**Applicant:**	**Mr & Mrs D Smith**
Proposal:	Erection of detached dwelling - outline approval H02-0351-18		
Location:	Adj. 7 Barbers Drove South Crowland		
Terminal Date:	28th October 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Reserved matters approval is sought for the erection of a detached dwelling on land adjacent 7 Barbers Drove South, Crowland. Outline planning permission was granted under application ref. H02-0351-18.

The proposal is for a 4-bed 2.5-storey dwelling. In accordance with Condition 5 of the outline permission, there are no habitable rooms at ground floor level, which will comprise of a garage, store rooms, boot room, utility and W/C. The first floor would accommodate the lounge, a bathroom and kitchen/diner with a balcony extending to the rear. The second floor would accommodate 4 bedrooms and associated en-suites.

Site Description

The site is part of a wider field and appears to be currently sectioned off for use as a paddock. Existing development in the vicinity is predominantly detached frontage bungalows. The eastern and southern boundaries are open. Hedging adjoins the western boundary. It is notable that the site is lower than the carriageway.

History

H02-0351-18 - Outline application for proposed residential development - 3 dwellings (approved June 2018)

Consultation Responses

Crowland Parish Council - The Parish Council has no objections to this application.

North Level IDB - No comment.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Planning Considerations

Principle

As the principle of development on the site has already been established, the main issues to be taken into account in respect of this application are whether the proposed scheme is acceptable in terms of the reserved matters (layout, scale, external appearance, means of access and landscaping).

Layout, Appearance and Scale

The proposal is for a 4-bed 2.5-storey dwelling. In accordance with Condition 5 of the outline permission, there are no habitable rooms at ground floor level. The habitable accommodation is therefore distributed across the first and second floors, the second floor being within what would traditionally be the roof space.

The proposed materials of construction are Vandersanden Corum facing bricks combined with smooth off white render on the front and rear elevations, with Sandtoft Calderdale Slate (or similar) roof tiles. Windows, doors, bargeboards and facias would be off white or dark grey, and rainwater goods black UPVC. Full height glass windows are proposed at first and second floor. The dwelling would therefore have a contemporary appearance. Existing properties along Barbers Drove South vary in terms of age and materials of construction and so it is not considered that a dwelling of a more contemporary appearance would be detrimental to the character and appearance of the locality.

Hard landscaping materials are limited to slate paving (footpaths, garage apron and patio), crushed stone (private drive) and brick wall to the front of the plot (bricks to match dwelling). This will be in keeping with the appearance and contemporary design of the proposed dwelling.

The front projection would be built upon brick piers which will allow a covered space for parking vehicles and provide relief to what would otherwise be even larger facades of brickwork.

The proposed dwelling would be approx. 9.6m in total height, which would be around 1m higher than a standard 2-storey dwelling. The ground floor level would be almost level with the carriageway. The properties on the opposite side of Barbers Drove South appear to also be at carriage level or higher. Although properties in the vicinity are predominantly bungalows, the dwelling would sit well within the plot and would be set back from the carriage edge by approx. 13m. Overall, it is considered that the scale of the dwelling is appropriate for the site.

Taking the above into account, the external appearance, layout and scale of the proposed dwelling is considered to be acceptable and the proposal in accordance with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; and size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Access and Parking

A single access point off Barbers Drove is proposed. The Highways Authority have been consulted and do not wish to restrict the grant of permission on highway safety grounds. The proposal is therefore considered to be in accordance with Policy 2 of the Local Plan which requires it to be demonstrated that access arrangements will be acceptable.

Appendix 6 to the Local Plan sets out minimum vehicle parking standards and requires at least 3 spaces for dwellings of 4 or more bedrooms. An integrated double garage is proposed and the property has a large frontage which could accommodate numerous vehicles. The proposal therefore complies with Appendix 6 in this regard.

Landscaping

The soft landscaping scheme comprises of tree planting (Red Maple to the front and Rowan to the rear on the south-eastern boundary), hedging (Hawthorn along north-eastern boundary) and a grassed rear garden. Hard landscaping would be as set out earlier in the report.

This is considered to be a suitable landscaping scheme for the site taking into account the low key landscaping to the frontage of existing properties opposite. The proposed scheme therefore complies with Policy 3 of the Local Plan in respect of its provisions on landscaping.

Residential Amenity

It is not considered that there would be a material adverse impact in terms of overlooking, overshadowing or the property being overbearing in nature.

The proposed dwelling would be sited approx. 28m from the property opposite and approx. 32m from the property to the north-west. These are considered sufficient separation distances to preserve the amenity of neighbouring occupiers in terms of privacy.

The proposed dwelling would be approx. 9.6m in total height, however, at the above separation distances and taking into account the path of the sun, it is not considered that there would be a material overshadowing or overbearing impact.

It is noted that there is a balcony proposed to the rear of the dwelling which would be approx. 12m from the south-eastern boundary, beyond which there is another plot which benefits from outline planning permission for residential development. However, Rowan trees are proposed to be planted along the south-eastern boundary which would screen views of that plot and mitigate potential privacy issues.

In light of the above, the proposal is considered to accord with Policies 2 and 3 of the Local Plan in respect of their provisions on residential amenity.

Flood Risk and Drainage

In accordance with Condition 5 of the outline permission, there will be no sleeping accommodation at ground floor level and habitable floor levels will be in excess of 2m above existing ground level.

Surface water will be disposed of via soakaways and foul water via existing Anglian Water foul sewer. There are no known permeability issues in Crowland that would affect the use of soakaways and, in terms of foul water disposal, Anglian Water are obligated to accept flows from new development.

Given the above, it is considered that the proposal accord with Policies 2, 3 and 4 of the Local Plan which require proposals to provide appropriate means of drainage and be flood resilient.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking into consideration the above, the proposed development is considered to be in accordance with Policies 2, 3, 4 and 36 (and Appendix 6) of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.