DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-1015-18**	**Applicant:**	**Postland Developments Ltd**
Proposal:	Two chalet bungalows, car parking and gardens		
Location:	Land Between 44-46 Postland Road Postland Road Crowland		
Terminal Date:	6th December 2018		

Planning Policies

Local Plan July 2016:

HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 5 - Delivering a sufficient supply of homes
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	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL				

INTERNAL DRAINAGE BOARD	0	0	1	0
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for two chalet bungalows, car parking and gardens at land between 44-46 Postland Road, Crowland.

The proposed dwellings would be 2-bed and on a similar building line to those properties to the south-west with parking areas to the front. Materials would be dealt with via condition.

Site Description

The site is within an established residential area, within the defined settlement limit for Crowland as set out in the South Holland Local Plan (2006).

The site is a vacant plot of land which is overgrown and untidy. There is a combination of hedging and fencing along the western and eastern boundaries. The rear boundary is currently open, but permission has recently been granted for the erection of 7 chalet bungalows (H02-0438-18) on the land to the rear.

Existing dwellings along this part of Postland Road are all detached and are set out in good size plots with large gardens to the rear and spacious frontages.

Representations

LCC Historic Environment Officer - No archaeological impact.

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

SHDC Environmental Protection - Requests standard contaminated land condition.

North Level District IDB - No comment.

Public -
- Semi-detached chalet bungalows not in keeping with existing development and cramped
- Main entrance should be on the front, not the side
- Impact on view
- Devaluation of property

Material Considerations

- Principle
- Flood risk
- Impact upon character and appearance of the area
- Residential amenity

- Other

Principle

The site is located within the defined settlement limit for Crowland as set out in the South Holland Local Plan (2006) and so development in this location would, in principle, be acceptable.

Flood risk

The NPPF requires the application of the Sequential Test to steer new development to areas with the lowest probability of flooding. If, following the application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exceptions Test can be applied if appropriate.

The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) is the basis for applying the Sequential Test. This concludes that the vast majority of South Holland District is in Flood Zones 2 and 3. Therefore, consistent with wider sustainability objectives, it is not realistically possible to direct all development to zones with a lower probability of flooding. As such, the document outlines a methodology whereby the SFRA hazard and depth maps (in that order) are to be utilised when determining flood risk and applying the sequential test. Using this methodology it is possible to use the information to steer development towards the areas of lower flood risks as advised within paragraphs 100 - 101 of the NPPF.

The application site lies within Environment Agency Flood Zone 2 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as a combination of 'low hazard', 'danger for some' and 'danger for most' with predicted flood depths of up to 0.5m.

As part of preparing the South East Lincolnshire Local Plan (Publication Version, March 2017) reasonably available sequentially preferable sites have been identified in Crowland in terms of flood risk. It does not appear that there are sites in Crowland that are subject to lower predicted flood hazard and depth than the application site. Furthermore, given the Council's lack of a 5-year housing land supply, it could be argued that there are not currently sufficient reasonably available sites for housing that are sequentially preferable in flood risk terms across the district. It could therefore be argued that, should the site be acceptable in all other regards, and if the Exceptions Test is successfully passed, the site is acceptable in flood risk terms.

In order for the Exceptions Test to be passed, it must be demonstrated that the proposed development will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

It is accepted that the development would provide some wider sustainability benefits to the community through its ability to help meet the housing need (albeit only a small contribution), and other benefits including generating employment during the construction period and thereby providing some protection to the local economy. It is also within the existing built up area of Crowland meaning that a range of services and facilities would be accessible by more sustainable modes of transport, such as walking or cycling.

In terms of making the development safe, finished floor levels would have to be set at 0.5m above existing ground level in accordance with the South East Lincolnshire Flood Risk Standing Advice. However, the Flood Risk Assessment provided for the application appears to be the same as submitted for H02-0438-18. The majority of the content is still relevant but it overstates the required finished floor levels as 1.0m.

Impact upon character and appearance of the area

In terms of character and appearance, the site is within the existing built up area of Crowland and is within an established residential area. Existing dwellings along this part of Postland Road are all detached and are set out in good size plots with large gardens to the rear and spacious frontages.

The proposed development would represent a departure from the existing built form by providing 2 properties on a size of plot which ordinarily accommodates one detached dwelling. This would represent a cramped form of development when considered in the context of the existing development along Postland Road and would therefore be out of keeping with the existing character

of the area. The applicant has submitted a statement in support of the application which states that the streetscape along Postland Road is mixed with a variety of detached bungalows, chalet bungalows, two storey dwellings and semi-detached dwellings. They also state that these are of various shapes and footprints and materials of construction. However, the issue in this instance relates to the fact that two dwellings on the site would effectively be overdevelopment when taking into account the surrounding properties which are set out within spacious plots. This would harm the character and appearance of the area. It is accepted that there are semi-detached properties further along off Millfield Gardens, but the predominant development form along Postland Road itself is detached properties.

The applicant also argues that with the entrance doors located at the side and the single roof, the proposed dwellings would visually present themselves as a single double fronted dwelling. This point is appreciated, however the planting to the front between the two dwellings and the separation of the car parking spaces would be a clear indication that there are two dwellings as opposed to one.

Overall, it is considered that the proposal would be contrary to Policies SG1 and SG14 of the Local Plan which seek, amongst other things, to ensure that new development does not have an adverse effect upon the character and appearance of the locality. It would also be contrary to Paragraph 127 of the NPPF which states that planning decisions should ensure that developments are sympathetic to local character.

Residential amenity

In terms of residential amenity, there should be no issues of overlooking, loss of light or the properties being overbearing in nature. The only side facing windows would belong to bathrooms (which would be obscure glazed) and the kitchen and so there should not be a material adverse impact in terms of overlooking of main habitable rooms. The proposed dwellings would also be over 20 metres from the rear elevation of plot 6 on the proposed development to the rear. They would be a reasonable distance from dwellings either side due to the spacious nature of those plots.

Impact upon views is not a material planning consideration.

Given the above, the proposal would not conflict with Policy SG17 of the Local Plan which seeks to protect residential amenity.

Other

Impact on property prices is not a material planning consideration.

Conclusion

Taking into account the above, the proposal is considered to be contrary to Policies SG1 and SG14 of the South Holland Local Plan (2006) and Paragraph 127 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated refusal.