DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-1128-20**	**Applicant:**	**Mr D King**
Proposal:	Erection of Dwelling - outline approval H02-0351-18		
Location:	Adj 7 Barbers Drove South Crowland Peterborough		
Terminal Date:	8th February 2021		

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	0
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 dwelling split across 3 floors. In accordance with Condition 5 of the outline permission, there are no habitable rooms at ground floor level, which will comprise of a garage, tools store, garden store and W/C. The first floor would accommodate the lounge (with open out play space), a W/C, office, kitchen, dining and family space with utility and pantry. A balcony would be located at the rear. The second floor would accommodate 4 bedrooms and associated en-suites.

Site Description

The site is part of a wider field that surrounds the site on three sides. The land immediately to the north-west benefits from reserved matters approval for the erection of a dwelling (H02-0724-20) and the land immediately to the south-east has outline approval (H02-0351-18). Existing development in the vicinity is predominantly detached frontage bungalows. The eastern, southern and northern boundaries are open. Hedging adjoins the western boundary.

History

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

Consultation Responses

North Level District IDB - No comment.

LCC Highways/SUDS - No objection subject to a condition requiring a reduction in the height of the fence and standard highways informatives.

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 dwelling split across 3 floors. In accordance with Condition 5 of the outline permission, there are no habitable rooms at ground floor level, which will comprise of a garage, tools store, garden store and W/C. The habitable accommodation is therefore distributed across the first and second floors, the second floor being partly within what would traditionally be the roof space. A ramp will be provided to provide step-free access to the dwelling.

The proposed materials of construction are stone effect panelling to the ground floor and James Hardie Cobble Stone cladding to the remainder of the walls. The roof tiles would be green grey slate and windows and doors dark grey. 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. The colour of the cladding would be similar to the render of the dwelling recently approved adjacent.

Hard landscaping materials are limited to natural coloured paving (rear and perimeter of the dwelling) and crushed stone (private drive). This will be in keeping with the appearance and contemporary design of the proposed dwelling.

The proposed dwelling would be approx. 9.9m in total height - which would be around 1m higher

than a standard 2-storey dwelling - with an eaves height of approx. 7m. The ground floor level would be approx. 400mm below the existing site level in order to reduce the height of the dwelling, however the habitable accommodation would still be 2m above the current existing ground level in accordance with the approved FRA's recommendations. 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. 17m. 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 and Rowan) and grassed garden area. The existing hedge along the road frontage would be reduced in height for visibility and the new access formed within it. 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 on the other side of Barbers Drove South. 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. 29m from the property opposite and approx. 10m 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. 9.9m 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. The side facing windows of the approved dwelling to the north are either secondary or not to habitable rooms.

It is noted that there is a balcony proposed to the rear of the dwelling. However, as part of the development to the north, Rowan trees are proposed to be planted along the adjoining boundary which would screen views of that plot and mitigate potential privacy issues. Views from the proposed balcony towards the plot to the south would be obscured by the dwelling itself.

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.

Planning Balance

The principle of residential development on this site has already been established by virtue of the outline permission. It is not considered that the proposal would materially harm the character or appearance of the locality or amenity of residents. There are no material highway issues and parking levels are in accordance with the Local Plan requirements. Flood risk and drainage matters are considered to have been appropriately addressed.

Taking the above into account, the planning balance is considered to be in favour of the proposal.

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.