

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H02-1129-18 **Applicant:** Mr I Bedford
Proposal: Erection of dwelling - outline permission H02-1118-17
Location: Land At Harrington Way Crowland
Terminal Date: 2nd January 2019

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
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

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
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

This is a reserved matters planning application for residential development on Land at Harrington Way, Crowland. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of a similar age and varying design. Outline planning approval was

granted on this site under reference H02-1118-17.

The proposal seeks to provide a dwelling on land on the north east side of the junction of Harrington Way and Peterborough Road. 34 Peterborough Road and 1 Harrington Way have blank side elevation walls facing the site.

The proposal seeks to provide a bedroom, a Jack & Jill bathroom, sitting room and combined kitchen / dining area at ground floor level. Two bedrooms and a water closet are to be provided in the roof space above. There are no windows in the first floor north elevation facing 34 Peterborough Road and a solitary east facing rooflight toward 1 Harrington Way. The proposed brick and tile is to match that of the adjacent property at 1 Harrington Way.

The 2115 South Holland Strategic Flood Mapping show the site to be in a 'Danger for Most' hazard area with a maximum predicted flood depth of 0.5 metres to 1 metre. The Environment Agency has requested that finished floor levels are sited 1 metre above ground level, in accordance with data contained within the 2115 South Holland Strategic Flood Risk Mapping.

In terms of flood risk, the site is located within Flood Zone 3 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken. The Sequential Test is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. Paragraph 101 of the National Planning Policy Framework advises that: "The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding." For development to pass the sequential test it has to be demonstrated that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The 2115 South Holland Strategic Flood Mapping shows the site to be in a 'Danger for Most' hazard area with a maximum predicted flood depth of 0.5 metres to 1 metre. The South Holland Strategic Flood Risk Assessment (2017) is therefore used as a basis to apply the sequential test. In this respect, the site is located within an area identified as "Danger to Most". However, it is not possible, consistent with wider sustainability objectives, for all new housing within the district to be delivered within an area of no risk and this is a less severe category. It is considered that there are no reasonably available alternative sites within the settlement appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the NPPF) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the National Planning Policy Framework and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

If it is not possible to locate the development within an area of lower flood risk, the exceptions test should be applied. The NPPF and the PPG set out two elements to the Exceptions Test. First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

In terms of the first element, the proposal will provide wider sustainability benefits to the community that outweigh flood risk; that is, the provision of additional housing in a sustainable location within the district. In terms of the latter, the Environment Agency has no objections to the submitted Flood Risk Assessment that proposes finished floor levels are set a minimum of 1m above existing ground level, with a minimum of 300mm of flood resilient / resistant construction above the proposed finished floor level.

A member of the public has expressed concerns with regard to overlooking, loss of light and overbearing.

Planning considerations

Overlooking
Loss of light
Overbearing

There is not considered to be a material overlooking aspect from the proposal. There are no windows in the first floor north elevation facing 34 Peterborough Road and a solitary east facing rooflight toward 1 Harrington Way. There will be a loss of light to the rear garden of 34 Peterborough Road during parts of the afternoon but this is not considered to be to an extent that would justify a recommendation for refusal. The rear elevation extension whilst raised 1 metre above ground level is single storey in nature and is not immediately adjacent to the neighbouring boundary. The proposed design is not considered to be overbearing. The agent has taken care to design a property on the same line of frontage of 34 Peterborough and with materials to match those of 1 Harrington Way. The scale, location and design is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and HS4 of the South Holland Local Plan, 2006, as well as Section 7 of the National Planning Policy Framework, 2012.

A delegated approval is considered to be appropriate.