

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H03-0373-21 **Applicant:** Miss H Reidy
Proposal: Proposed Vehicular Access
Location: Quinquo Campains Lane Deeping St Nicholas
Terminal Date: 7th June 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01 Spatial Strategy
02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

12 - Achieving well-designed places

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

CASE OFFICER ASSESSMENT

PROPOSAL

This is an application for a proposed vehicular access at Quinquo, Campains Lane, Deeping St

Nicholas. The proposal seeks to provide a 3.9 metre wide vehicular access at Littleworth Drove to the front of the site with parking provision for two vehicles. The proposed parking area is covered with bark chippings.

SITE DESCRIPTION

The proposal is within defined settlement limits and the surrounding area is characterised by single-storey linear development of a similar age and design. Dwellings are sited on an east / west axis, with dwellings to the south on the opposite side of Littleworth Drove, and arable fields to the north. The site is in Environment Agency Flood Zone 3, and subject to "Low Hazard" with a maximum predicted flood depth of 0.25 metres on the 1% 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

None relevant.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections. Requests access and utility informatives, as well as a boundary treatment and manoeuvrability condition.

Deeping St Nicholas Parish Council

No objections to the principle of development. Queries visibility splays and manoeuvrability on site.

PLANNING CONSIDERATIONS

Principle of development

The proposed seeks a vehicular access off a classified road. There are a number of other properties in the vicinity with front facing vehicular accesses and there is clear visibility in both directions. This proposal is not considered to set a development precedent.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout is considered to be appropriate for the site. There are other properties in the vicinity with frontage parking. A dropped kerb in this location would not be considered to materially impact the character and appearance of the surrounding area.
2. The design is a standard access design and will not materially impact site users or adjacent pavement users.
3. Materials of construction are to meet highways construction standards.

4. The County Highways & SUDS Officer has no objections to the submitted details. The proposal provides off road parking for two vehicles with provision also available for vehicle parking off Campains Lane to the rear of the site. The proposal accords with off road parking place requirements under Appendix 6 of the SELLP.

5. The proposal is not considered to impact existing community services and infrastructure.

6. There is not considered to be a noise, odour or disturbance impact from the proposal. With regard to visual intrusion, Beauly to the north-east has a 1.2 metre high fence with 0.2 metre high trellis above. There is not considered to be an impact from a loss of light, or light pollution during dark hours from headlights.

7. The site is in Environment Agency Flood Zone 3, and subject to "Low Hazard" with a maximum predicted flood depth of 0.25 metres on the 1% 2115 South Holland Strategic Flood Risk Mapping. This householder proposal is not for habitable rooms and therefore there is not a need to raise finished floor levels to address flood risk.

The proposal accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. The proposal is not considered to impact a sense of place. There are a number of frontage dropped kerbs in the vicinity and the presence of vehicles to the front of the property is not an uncommon occurrence in the surrounding area.

5. There is adequate space on site to accommodate bin and cycle storage facilities. The County

Highways & SUDS Officer has no objections to the submitted details. The proposal provides off road parking for two vehicles with provision also available for vehicle parking off Campains Lane to the rear of the site. The proposal accords with off road parking place requirements under Appendix 6 of the SELLP.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. With regard to visual intrusion, Beauly to the north-east has a 1.2 metre high fence with 0.2 metre high trellis above. There is not considered to be an impact from a loss of light, or light pollution during dark hours from headlights.

12. The site is in Environment Agency Flood Zone 3, and subject to "Low Hazard" with a maximum predicted flood depth of 0.25 metres on the 1% 2115 South Holland Strategic Flood Risk Mapping. This householder proposal is not for habitable rooms and therefore there is not a need to raise finished floor levels to address flood risk.

The proposal accords with SELLP Policy 3.

PLANNING BALANCE

There is not considered to be a material impact on amenity, character or highway safety arising from this proposal. The application is considered to accord with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

CONCLUSION

The application is recommended for approval.

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.