

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H04-0122-22 **Applicant:** Mr & Mrs P Barnsdale
Proposal: Demolish existing buildings and erection of detached bungalow
Location: Adj. South View Goxhill Avenue Donington
Terminal Date: 30th May 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

- 5 - Delivering a sufficient supply of homes
- 12 - Achieving well-designed places
- 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	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
BLACK SLUICE INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application on land adjacent South View, Goxhill Avenue, Donington to demolish existing buildings and erect a detached bungalow on garden land to the north of the existing dwelling. The proposal seeks to provide three bedrooms, two en-suites, bathroom, utility, wc and an open plan kitchen / dining / sunroom area. The bungalow will be constructed from red multi brick plinth with the upper external wall being constructed from K render granite. Roofing material will be Eternit Thrusting Blue / Black Slate. Further details of the brick plinth would be addressed by conditions. To the north east of the bungalow a double garage and workshop building will be provided. Materials of construction would be to match that of the proposed bungalow. Surface water will be addressed by SUDS and soakaway, with foul water addressed by a mains sewer.

SITE DESCRIPTION

The proposal is sited at the end Goxhill Avenue which is a private road. The existing dwelling named South View will utilise an existing gated entrance to the south-west of Maple Way. The surrounding area is characterised by dwellings of varying ages and designs. The site is in Environment Agency Flood Zone 1 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

RELEVANT HISTORY

None.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections - *"The junction of Goxhill Avenue (a Private Road) with High Street is not good as the Avenue emerges through an archway under a dwelling. However, the proposed dwelling would replace an existing dwelling so the transportation impact of the proposed development would be regarded as neutral. The High Street junction already has 'KEEP CLEAR' road markings but further improvements to the junction would not be possible."*

The Officer has been invited to update their comments as the proposal would not replace an existing dwelling. They have not done so.

SHDC - Environmental Protection

"I request the standard land contamination conditions be applied at this location."

Lincolnshire Bat Group

"Thank you for referring this application and ecology report to Lincolnshire Bat Group for comment. Although no evidence of bat use was found the survey was early in the season and it is recommended that a dusk or dawn survey is carried out before demolition, and to inform any further advice needed. See Summary, section 6. We would endorse that."

Black Sluice Internal Drainage Board

"It is understood that the applicant intends to discharge surface water via soakaways. If this is the case, then any soakaways or infiltration systems should be designed and proved in accordance with BRE Digest 365 or other approved code. Care should be taken with the location and design of the structures so as not to affect any adjacent properties. Should soakaways prove unsuitable, then the applicant should submit details of an alternative scheme to the local planning authority for consideration, and must have received approval for any such scheme, prior to works commencing on site. Discharge to any watercourse will require prior written consent from the Board and a fee will be due."

Councillor King

Support - *"Think this is a well designed building and fits in the street scene already there."*

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled Main Service Centres. This section of the policy states:

"Within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities."

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

The proposal will help to support the role of Donington as a main service centre and sustain existing facilities which are in walking distance of the site.

This application accords with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

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

1. The size, scale and layout is considered to be appropriate for the site, and is comparable in scale to others in the vicinity. No trees will be removed to facilitate this proposal. The character and appearance of the area is not considered to be materially impacted by this proposal.
2. The design is in keeping with other self-build properties along Goxhill Avenue with respect to scale of the dwelling as well as the size of the overall plot.
3. The bungalow and garage will be constructed from red multi brick plinth with the upper external wall being constructed from K render granite. Roofing material will be Eternit Thrusting Blue / Black Slate. Further details of the brick plinth would be addressed by conditions. These materials are considered to be appropriate for the site.
4. The existing site access is not being altered. There is adequate space on site for 5 off road parking spaces, which exceeds the minimum amount of two spaces requested for dwellings with three bedrooms or less under Appendix 6 of the SELLP. South View can also accommodate in excess of two off road from when accessed from the Maple Way entrance.
5. The capacity of existing community services and infrastructure is not materially impacted by this proposal.
6. There is not considered to be a material noise, odour or disturbance impact. With regard to visual intrusion the following can be observed:

Overdevelopment - The application is not considered to represent overdevelopment. The design is in keeping with other self-build properties along Goxhill Avenue with respect to scale of the dwelling as well as the size of the overall plot.

Overlooking - There is not considered to be a material overlooking impact. All fenestration is sited

at ground floor level and no habitable rooms directly face any open boundaries. A boundary treatment condition will be added to ensure that an appropriate height method of boundary treatment will be added to the southern boundary to separate the bungalow from the host property. A condition will be added to prevent any rooms being provided in the approved roofspace.

Overshadowing - The ridge height of the garage is 4.5 metres. When right to light lines are drawn this building does not impact any neighbouring land uses. The ridge height of the dwelling is 5.8 metres. The separation distance at the nearest point to 10 Goxhill Avenue is approximately 6.5 metres away to the north, with South View located approximately 15 metres to the south. When right to light lines are drawn this dwelling does not impact any neighbouring land uses.

7. The site is in Environment Agency Flood Zone 1 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The proposal is within defined settlement limits and therefore a sequential or exceptions test is not required.

This application accords with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

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

1. A sense of place is not considered to be impacted by this proposal. The size, scale and layout is considered to be appropriate for the site, and is comparable in scale to others in the vicinity. No trees will be removed to facilitate this proposal. The character and appearance of the area is not considered to be materially impacted by this proposal.

4. The proposal is within defined settlement limits and is within close walking distance of the town centre where public transport is available.

5. There is adequate space on the proposal site and the existing dwelling for cycle and bin storage. The existing site access is not being altered. There is adequate space on site for 5 off road parking spaces, which exceeds the minimum amount of two spaces requested for dwellings with three bedrooms or less under Appendix 6 of the SELLP. South View can also accommodate in excess of two off road from when accessed from the Maple Way entrance.

11. There is not considered to be a material noise, odour or disturbance impact. With regard to visual intrusion the following can be observed:

Overdevelopment - The application is not considered to represent overdevelopment. The design is in keeping with other self-build properties along Goxhill Avenue with respect to scale of the dwelling as well as the size of the overall plot.

Overlooking - There is not considered to be a material overlooking impact. All fenestration is sited at ground floor level and no habitable rooms directly face any open boundaries. A boundary treatment condition will be added to ensure that an appropriate height method of boundary treatment will be added to the southern boundary to separate the bungalow from the host property. A condition will be added to prevent any rooms being provided in the approved roofspace.

Overshadowing - The ridge height of the garage is 4.5 metres. When right to light lines are drawn this building does not impact any neighbouring land uses. The ridge height of the dwelling is 5.8 metres. The separation distance at the nearest point to 10 Goxhill Avenue is approximately 6.5 metres away to the north, with South View located approximately 15 metres to the south. When right to light lines are drawn this dwelling does not impact any neighbouring land uses.

12. The site is in Environment Agency Flood Zone 1 and is not subject to increased flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The proposal is within defined settlement limits and therefore a sequential or exceptions test is not required.

This application accords with SELLP Policy 3.

PLANNING BALANCE

It is considered that the proposed bungalow can be accommodated on site without materially impacting the character and amenity of the surrounding area. Additionally off road parking provision

and adequate amenity space remain for the existing dwelling at South View. This application is considered to be in accordance with Policies 1, 2, 3, 4, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2021.

CONCLUSION

This 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.