DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H04-0199-22**	**Applicant:**	**Spalding Developments Ltd.**
Proposal:	Demolition of bungalow and construction of new dwelling		
Location:	89 Quadring Road Donington Spalding		
Terminal Date:	18th April 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
22	Replacement Dwellings in the Countryside
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	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full planning application at 89 Quadring Road, Donington for demolition of a bungalow and construction of a new dwelling. The proposal seeks to provide a garage, living room, utility, wc, study and an open plan kitchen, dining, lounge area. At first floor level five bedrooms, two en-suites and a bathroom will be provided. The ridge height of the dwelling is 8.62 metres and 7.3 metres on the rear two storey projection. A gravel driveway is provided to the front of the dwelling and provides the ability to exit the site in a forward gear. Proposed brick is Hampton Rural Blend with Redland Stonewold Dark Grey tiling for the main roof and Redland Slate grey plain tile for the porch roof.

SITE DESCRIPTION

The proposal is outside of defined settlement limits and the surrounding area is characterised by non-nucleated linear development of varying ages and designs. Arable fields are sited to the west and south with Quadring Road to the north and 68 Quadring Road beyond. The two storey dwelling and curtilage building of 91 Quadring Road is sited to the east. The site is in Environment Agency Flood Zone 3, and is not subject to increase 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. Requests standard access and utility informatives as well as a condition stating "Within seven days of the new access being brought into use, the existing access onto Haw's Lane shall be permanently closed and reinstated back to a grass verge within the extent of the adopted highway in accordance with details to be agreed in writing with the Local Planning Authority."

SHDC - Environmental Protection

No objections.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy - Countryside

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

Economic - The replacement dwelling will provide short term construction employment.

Community - The proposal will provide a modern dwelling that the improve the visual amenity of the area.

Environmental - The proposal will provide a well-insulated dwelling and tidy up a dilapidated site.

As the proposal is not increasing housing stock in the countryside, the principle of development is primarily assessed against Policy 22 of the SELLP titled "Replacement Dwellings in the Countryside"

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. A small number of shrubberies will be removed to facilitate the proposal, with new trees also planted as part of the landscaping scheme. The character and appearance of the area is considered to be improved by the proposal.

2. The design is considered to be appropriate for the site with the orientation in accordance with that of other frontage properties along Quadring Road

3. Proposed brick is Hampton Rural Blend with Redland Stonewold Dark Grey tiling for the main roof and Redland Slate grey plain tile for the porch roof. These materials are considered to be appropriate for the site.

4. The existing access of Haws Lane is to be removed with a new access further up Haws Lane closer to Quadring Road toward the front of the dwelling. The proposal is for a five bedroom dwelling and the site can comfortably accommodate four off road parking spaces. This exceeds the minimum number of off road spaces requested by Appendix 6 of the SELLP for dwellings with four bedrooms or greater.

5. The capacity of existing community services and infrastructure is not impacted by this proposal.

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

Overdevelopment - This proposal is not considered to represent overdevelopment. There is ample amenity to the front, sides and rear of the site.

Overshadowing - There is not considered to be an overshadowing impact from this proposal. There are no dwellings to the south, west and north and when a right to light calculation is made none of the fenestration at 91 Quadring Road to the east is materially affected.

Overlooking - There is not considered to be an overlooking to the south, west and north of the proposal as there are no dwellings to the south and west, and the dwelling at 68 Quadring Road to the north is 35 metres away with a blank side elevation facing the replacement dwelling. With regard to 91 Quadring Road to the east there are no windows in the side elevation of the garage. There are two first floor side elevation windows. The window serves bedroom 2 and is 14 metres away from the first floor bedroom window to the north-east which it does not directly face. The other first floor bedroom window in the replacement dwelling serves en-suite and will be obscure glazed. This window is prevented from viewing by 91 Quadring Road by a part of the two storey eastern elevation wall sited immediately to the north of the window.

7. The site is in Environment Agency Flood Zone 3, and is not subject to increase flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. As there are no sites in the district with a lower level of flood risk, and this application is for a replacement dwelling, a sequential or exceptions test is not required in this instance.

This site 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 considered to be improved by this proposal which will remove an unattractive, uninhabited bungalow. The size, scale and layout is considered to be appropriate for the site. A small number of shrubberies will be removed to facilitate the proposal, with new trees also planted as part of the landscaping scheme. The character and appearance of the area is considered to be improved by the proposal.

5. There is adequate space on site for cycle and bin storage. The proposal is for a five bedroom dwelling and the site can comfortably accommodate four off road parking spaces. This exceeds the minimum number of off road spaces requested by Appendix 6 of the SELLP for dwellings with four bedrooms or greater.

11. There is not considered to be a noise, odour or disturbance impact from the proposal. With

regard to visual intrusion the following can be observed:

Overdevelopment - This proposal is not considered to represent overdevelopment. There is ample amenity to the front, sides and rear of the site.

Overshadowing - There is not considered to be an overshadowing impact from this proposal. There are no dwellings to the south, west and north and when a right to light calculation is made none of the fenestration at 91 Quadring Road to the east is materially affected.

Overlooking - There is not considered to be an overlooking to the south, west and north of the proposal as there are no dwellings to the south and west, and the dwelling at 68 Quadring Road to the north is 35 metres away with a blank side elevation facing the replacement dwelling. With regard to 91 Quadring Road to the east there are no windows in the side elevation of the garage. There are two first floor side elevation windows. The window serves bedroom 2 and is 14 metres away from the first floor bedroom window to the north-east which it does not directly face. The other first floor bedroom window in the replacement dwelling serves en-suite and will be obscure glazed. This window is prevented from viewing by 91 Quadring Road by a part of the two storey eastern elevation wall sited immediately to the north of the window.

12. The site is in Environment Agency Flood Zone 3, and is not subject to increase flood hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. As there are no sites in the district with a lower level of flood risk, and this application is for a replacement dwelling, a sequential or exceptions test is not required in this instance.

This site accords with SELLP Policy 3.

Assessment against SELLP Policy 22 - Replacement Dwellings in the Countryside

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

1. The residential use of the building to be replaced has not been abandoned.

2. The original building is permanent, has not become derelict and is not the result of a temporary permission.

3. The original building is not of architectural or historic merit.

4. The replacement building is of a high standard of design and good quality materials of construction.

5. The replacement building is positioned on a similar footprint to the original building.

6. The replacement building does not exceed the floor area of the original dwelling by more than 40% when assessed on footprint alone. A two storey dwelling is considered to be appropriate on this site, with a number of two storey dwellings in the vicinity of the site.

This application accords with SELLP Policy 22.

PLANNING BALANCE

It is considered that the proposed replacement dwelling is a visual improvement on the existing bungalow on site, and by virtue of the design and siting does not materially impact the character or amenity of the surrounding area. This application is considered to accord with Policies 1, 2, 3, 4, 10, 11, 17, 22, 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,

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.