

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H05-1017-19 **Applicant:** Mr & Mrs H Payne
Proposal: Erection of 4 dwellings - outline approval H05-0906-16
Location: 109 Fleet Road Fleet Spalding
Terminal Date: 10th December 2019

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 11. Making effective use of land
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	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a reserved matters application relating to outline approval H05-0906-16 for the erection of 4

dwelling at 109 Fleet Road, Fleet, Spalding.

The outline approval was for 5 no. residential properties but Plot 1 has been already developed after obtaining permission under application ref. H05-1175-18. Therefore, this application seeks consent for the construction of 4 no. detached dwellings with detached garages, and includes details in relation to access, appearance, landscaping, layout and scale among other aspects.

Site Description

The site approximately amounts to 0.32 hectares and falls within the vast curtilage of Anglia Paddocks. The site is nearly rectangular and stretches along Fleet Road. A low mature hedgerow borders the site with Fleet Road. There is adjacent to it a footpath. Tall evergreen trees line the eastern boundary. A 2 metre high timber close board fence distinguishes the application site from Anglia Paddocks to the north. A low post and rail fence runs along the western boundary in parallel with Winslow Gate. A range of young leafy trees are on the site as well as the site boundary with Fleet Road. The land is vacant and grassed.

Ongoing works have been observed on Plot 1 of the original scheme which borders the corner between Fleet Road and Winslow Gate.

History

H05-1175-18 - Residential development (single dwelling) previous approval H05-0906-16 - Approved

H05-0906-16 - Residential development - Approved

Consultation Responses

Lincolnshire County Council as Local Highway and Lead Local Flood Authority

No objection.

Planning Considerations

The principle of development is considered to be acceptable and has been established in terms of the grant of the outline application H05-0906-16.

Following the conditions of the outline permission, the detailed matters to consider are:

- layout, scale and external appearance of buildings, including a schedule of external materials to be used;
- requirement of no more than 10 dwellings, and a maximum combined gross floorspace of no more than 1000sqm.
- pedestrian access
- landscaping of the site;
- details of boundary treatment
- means of sewage and surface water disposal;
- existing and proposed site levels and floor levels of the buildings and hard surfaced areas

Layout, scale and external appearance

There is well-defined frontage development on the northern side of Fleet Road to the east mostly comprising detached properties. There is a varied building line.

The proposed four houses would be located such as the form of development would be a continuation of the existing urban pattern on Fleet Road. The proposed dwellings appear to be in keeping with the two-storey semi-detached houses opposite the site.

The houses would be appropriately centred on each plot. In doing so, the buildings would be sufficiently spaced out to provide good standards of amenity. The separation distances from the highway are such that the scheme would not have an imposing visual impact. A drive with turning point and detached garage would be to the front of the properties and the domestic garden would be spacious.

A 3 bedroom house type is on Plots 2, 3 and 4 whereas the largest Plot 5 would host a 4 bedroom house.

The scheme comprising 4 houses and its maximum combined gross floorspace would be approximately 700 squares metres in accordance with Condition 8 of the outline permission.

The average height of the house would be around 8 metres. The houses in the three first plots would have a T shape footprint in contrast with a rectangular shape for the house in the last plot. A range of gable pitches has been observed through the external design of the houses. There is also a certain variety of brick lintels above the windows. The proposed material schedule per each dwelling is considered acceptable with regards to the character of the local area. On balance, the site layout and scale of development is responsive to the semi-rural character of the area and the external appearance is acceptable.

Means of sewage and surface water disposal

A pipeline from each dwelling would be connected to Anglian Water's foul sewer on Fleet Road. Proprietary soakaways would be installed on each plot respecting a minimum 5 metre distance from the house in accordance with Building Regulations. Although there is the commitment to carry out percolation tests at a later stage with SHDC's Building Control department, there is no record of poor infiltration on the site and surroundings after consulting. The use of infiltration methods therefore should not be prevented for the management of surface water run-off.

The drainage strategy would make use of existing infrastructure and existing site features, thus it is considered acceptable.

Landscaping and boundary treatment

The existing hedgerow and trees bordering Fleet Road and the adjacent site to the east would remain as part of the proposed landscaping. 1.8 metre high timber close board fence would be erected adjoining the existing fencing along the northern boundary.

The strategy is considered acceptable. The relevant features such as hedgerows and trees will remain and the visual impact of the development would be mitigated between the plots and with the adjacent residential properties as well as street scene.

Flood mitigation measures

In accordance with Condition 6 of the outline permission, the finished floor levels of the houses would be set at 3.50m AOD and the bedrooms would be located on the first floor level.

In conjunction with the proposed soakaways, the scheme would comply with the minimum requirements to ensure the lifetime of the development is not heavily impacted by the actual flood risk on the site. The minimum standards of safety of future house occupiers are ensured and the increase of flood risk elsewhere is mitigated.

Highway access

The site access would have a 6 metre long turning radius on each side. The width of the drive would be 4.1 metres which is the minimum required for roads serving 5 or less properties according to County Highways Authority's standards.

There would not be pedestrian access from the dwellings onto Fleet Road as required by Condition 7 of the outline permission. The future house occupiers and visitors would use the aforementioned drive for pedestrian access.

Other considerations

Car parking provision is not a reserved matter in this planning application. However, it is deemed to be an important issue for a residential scheme. All houses would have a double detached garage to the front with an associated drive. In view of that, the proposed development would comply with the minimum parking standards contained in Appendix 6 of South East Lincolnshire Local Plan (SELLP), 2019.

The agent has confirmed that all driveways would be permeable with washed gravel on geo-grid stabiliser with a consolidated hardcore sub base. Paths and patio areas would be buff coloured slabs and front and rear gardens would be grassed. The proposed materials are acceptable.

Conclusion

Taking into consideration the issues mentioned above, the details submitted are considered to comply with the conditions of the outline approval H05-0906-16 and are in accordance with Policies 2, 3, 4, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019 and Sections 11, 12 and 14 of the National Planning Policy Framework, 2019.

No objections have been received.

It is therefore recommended to approve this planning application via delegated powers.

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.