DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-0066-19**	**Applicant:**	**Mr S Cooper**
Proposal:	Residential Development (1 plot)		
Location:	Rear Of 17 Station Road Gedney Hill Spalding		
Terminal Date:	25th March 2019		

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
11	Distribution of New Housing

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 8, 9, 11, 12 and 14.

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission is sought for residential development (1 plot), with all matters reserved for subsequent approval. The application is accompanied by an indicative site layout plan showing a 3 bedroom bungalow and garage.

Site Description

The site (some 0.09ha) is currently garden land located at the rear of no. 17 Station Road (bungalow). A small cul-de-sac is situated to north (Hubert's Close). Garden land is situated to the south and open land to the east.

Policies/Constraints

South East Lincolnshire Local Plan (adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 11 - Distribution of New Housing.

Representations

Gedney Hill Parish Council - No response.

LCC Highways - Does not wish to restrict the grant of permission.

Environmental Protection - No comments or objections

LCC Archaeology - No archaeological impact.

Material Considerations

The main issues in this case are:

- Principle/sustainability;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk and drainage.

Principle/Sustainability

As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposed development is inside Gedney Hill Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019. Policy 1 (Spatial Strategy) of the SELLP indicates that within Minor Service Centres, including Gedney Hill, development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps to meet the service needs of other local communities. Development will normally be limited to allocated and committed sites and infill.

The site is not allocated or frontage infill. However, in this case there is an existing cul-de-sac immediately to the north (Hubert's Close) that extends as far back as the plot. Nos. 5 and 6 (semi-detached bungalows) are on a similar building line to the proposed dwelling. Taking the character of the immediate area into account it is considered that the erection of a single storey property would be difficult to resist on grounds that it would have a harmful effect upon the rural locality.

Amenity

Bungalows are located to the north of the site off Hubert's Close, with openings on gable ends facing the site. No 17 has a blank elevation facing the proposed driveway and would retain an adequate length of rear garden. It is considered that a bungalow could be accommodated upon the site without materially harming the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc. This is subject to satisfactory boundary screening.

Matters such as blockage of view and de-valuation of property are not material planning considerations and carry no weight.

Highway Safety

The indicative plan shows the site served by a single access point. There would be sufficient room for vehicular turning if required. LCC Highways does not wish to restrict the grant of permission on highway safety grounds.

Other Material Considerations

Flood Risk - The site is within Flood Zone 3 on the Environment Agency Maps. The Environment Agency's 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. Also, large parts of the South Holland District lie within Flood Zone 3. It is therefore necessary to use the refined flood risk information (Hazard and Depth maps) within the South Holland Strategic Flood Risk Assessment (2017) as a basis to apply the sequential test

The hazard mapping within the SFRA shows the site to be unaffected if a breach of the flood defence were to occur. The proposal therefore passes the sequential test.

Drainage - This matter could be addressed by means of a condition(s) if outline permission was forthcoming.

Conclusion

The proposed development is inside Gedney Hill Settlement Limit as defined within the South East Lincolnshire Local Plan, 2019 and is considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the immediate locality. It is considered acceptable on amenity and highway grounds and satisfies the sequential test concerning flood risk.