

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0324-20 **Applicant:** Mr & Mrs Scorthorne
Proposal: Erection of detached dwelling (Plot 2) - Outline approval H07-0059-18
Location: Plot 2 Land South Of Highstock Lane Gedney Hill
Terminal Date: 16th October 2020

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework (2019)

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
SOUTH HOLLAND 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 reserved matters application for the erection of a detached dwelling (Plot 2) at Land South of Highstock Lane, Gedney Hill. Outline approval for development of the site was granted in H07-0059-18. The proposal seeks to contain a three bedroom bungalow which also contains an en-suite, bathroom, water closet, pantry, lounge, utility and an open plan kitchen / dining area. A detached garage is to be sited toward the front of the plot. The side and rear is to be bordered with a 1.8 metre high timber fence, with a 1.2 metre high timber fence on the front boundary. Surface water drainage is via soakaway positioned to the rear of the plot.

Site Description

The proposal is outside of defined settlement limits on arable land. Dwellings in defined settlement limits are sited to the west, with open countryside dwellings to the east. Arable land is located to the north and south.

The site is in Environment Agency Flood Zone 1 and is not subject to increased to hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

History

H07-0059-18

Outline - Outline planning application for residential development - Approved - 27 March 2018.

H07-0284-19

Section 73 - Outline planning application for residential development - approved under H07-0059-18. Variation of Condition 4 to remove the gross floor area restriction - Approved - 12 June 2019.

Consultation Responses

South Holland Internal Drainage Board

No objections. Provided drainage advice.

LCC - County Highways & SUDS Officer

No objections. Requests standard access and utility informatives.

SHDC - Environmental Protection Officer

Satisfied with the submitted details. Recommends discharge of condition 8 of H07-0059-18 in full.

Planning Considerations

Principle of development

The principle of development has already been assessed through the granting of outline approval

under H07-0059-18. Permission was granted outside of the defined settlement limits at the time in the context of previous local and national policy, and the lack of a five year housing land supply.

Flood risk

No objections are raised on flood risk grounds because the site is located in an area of no hazard within the South Holland Strategic Flood Risk Assessment, 2017. The proposal therefore passes the sequential test. In terms of the exceptions test, 300mm finished floor levels are recommended, plus flood resilience measures.

Parking provision

The proposal provides up to 5 parking spaces which is above the minimum requirement of 2 spaces for 3 bedroom dwellings under Appendix 6 of the SELLP. Parking provision on this basis is considered acceptable.

Proposed design

The proposed bungalow design is considered to be in keeping with existing properties in the vicinity, as well as recently approved properties on the opposite side of Highstock Lane, currently under construction under references H07-0438-19, H07-0919-19 and recently submitted H07-0642-20. Proposed brick is Vandersanden Autumn Red with Sandtoft Concrete Double Pantile Rustic roof tiles. Windows are to be cream UPVC and doors sage UPVC. All the proposed materials are considered to be appropriate for the site and in keeping with the character of the surrounding area.

The proposed boundary treatment and tree planting scheme is considered to be appropriate for the site.

Impact of development

There is not considered to be a material impact from development of a single storey dwelling in this location. Because there is not a flood risk requirement to materially raise finished floor levels, there should not be an overlooking impact to neighbouring properties, if and when further applications come in from the parent outline application of H07-0059-18 for the remaining five plots.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 10, 11 and 17 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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.