DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-0642-20**	**Applicant:**	**Mr M Broker - Concept 2000 Design & Development**
Proposal:	Erection of 3 bed bungalow with detached garage, access, parking and landscaping		
Location:	Plot 3 Highstock Lane Gedney Hill Spalding		
Terminal Date:	12th November 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 & 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	0	0	0	1

INTERNAL DRAINAGE BOARD				
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application for the erection of a 3 bed bungalow with a detached garage, access, parking and landscaping at Plot 3 Highstock Lane, Gedney Hill. The proposal seeks to provide a bungalow containing three bedrooms, an en-suite, bathroom, utility room, lounge, kitchen and garden room with a detached garage to the north-east at the rear of the property. The site will be bordered by a 1.2 metre high post and rail fence to the rear, and a 1.8 metre high timber fence to the side boundaries, which drops down to 1.2 metres in height toward the front of the site, with a hedge on the front boundary. Brick is to be Weinerberger Hamlet Antique, with Imeris Plain Red half pantiles and cream UPVC windows. An amendment was made to include a wood burning stove and associated flue.

SITE DESCRIPTION

The proposal is outside of defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. Dwellings are located to the east and west of the site with arable land to the north and south of Highstock Lane. The site is in Environment Agency Flood Zone 1, and not subject to increased hazard or flood depth of the 2115 South Holland Strategic Flood Risk Mapping.

HISTORY

H07-0945-17

Outline - Residential development (up to 6 dwellings) - Approved - 04 December 2017.

H07-0285-19

Section 73 - Residential development (up to 6 dwellings) - approved under H07-0945-17. Variation of Condition 4 to remove the gross floor area restriction - Approved - 11 June 2019.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections. They request standard access and utility informatives.

SHDC - Environmental Protection Officer

No objections.

South Holland Internal Drainage Board

Provides drainage advice with regard to the proposed soakaways.

PLANNING CONSIDERATIONS

Principle of development

Under the latest local and national policy guidelines and the ability to demonstrate 9.05 years of housing supply through the latest Housing Land Supply Assessment, there would normally be a policy of restraint in this location. However, the principle of development of development was established on this site long before either consideration had been instituted, with outline permission having been granted in December 2017.

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

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

1. The size, scale and layout is commensurate with the size of the plot and is comparable to other recently approved bungalows in the vicinity, in terms of the design, character and line of frontage. As the plots are single storey in design, there is not considered to be any overlooking or overshadowing impact to neighbouring properties to the east and west.

2 The design is in keeping with the character of the recently approved dwellings in the vicinity, as is the orientation of the dwelling. Brick is to be Weinerberger Hamlet Antique, with Imeris Plain Red half pantiles and cream UPVC windows. The proposed materials are considered to be appropriate for the site.

3. The proposal does not seek to the use sustainable materials. However, the materials are appropriate for the character of the surrounding area.

4. The proposed access location has received no objections from the County Highways Officer. As the proposal is for a three bedroom bungalow, a minimum of two parking spaces are requested by Policy 36 and Appendix 6 of the SELLP. This amount of off road parking has been provided. The proposal allows for the manoeuvrability of vehicles to exit the site in a forward gear.

5. The proposal is directly opposite a footpath that leads to the centre of Gedney Hill, where a shop, church and primary school are located. It is considered that the addition of this dwelling and the other three recently approved do not materially impact the capacity of local services and infrastructure.

6. It is not considered that the proposal will impact neighbour properties through noise, odour, disturbance or visual intrusion. The proposal is part of a branch of recently approved linear development either side of Highstock Lane and will be for a residential use in what will be a residential frontage.

7. The site is in Environment Agency Flood Zone 1, and not subject to increased hazard or flood depth of the 2115 South Holland Strategic Flood Risk Mapping. Therefore, there is not the need to materially raise floor levels. Surface water will be drained by soakaways to the front and rear of the site.

8. The proposal will not impact natural habitats, historical buildings or heritage assets.

9. The proposal will not impact sand and gravel mineral resources.

CONCLUSION

This site is considered suitable for development in accordance in 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 (2019).

The recommendation is 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.