DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0002-19**	**Applicant:**	**Mr P Thorold**
Proposal:	Proposed replacement dwelling		
Location:	7 Cooks Road Gosberton Spalding		
Terminal Date:	11th March 2019		

Planning Policies

Local Plan July 2006:

SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
HS17	Replacement Dwellings in the Countryside

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

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
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a replacement dwelling at 7 Cooks Road, Gosberton.

The proposal is for a large 4 bedroom dwelling with attached double garage and games room/studio above. External materials are to be confirmed.

Site Description

The existing dwelling is a modest size bungalow constructed of red brick and grey pantiles with a single storey flat roof extension to the side/rear.

It is set within a large plot, with trees surrounding the site and within. The site is adjacent to a farming business and takes its access off Cooks Road which leads to the farm. There is agricultural land to the rear.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through it's formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site is located outside of any defined settlement limit as set out in the South Holland Local Plan (2006) as well as any settlement boundary as in the South East Lincolnshire Local Plan (March 2019) and is therefore classed as being in the Countryside.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 22 - Replacement Dwellings in the Countryside.

Representations

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

SHDC Environmental Protection - No comments or objections.

No public comments have been received.

Material Considerations

Policy HS17 of the South Holland Local Plan (2006) makes provision for replacement dwellings in the countryside subject to compliance with specific criteria. They are summarised below:
1. The original building has not been abandoned;
2. It is not a temporary or mobile structure;
3. The building has a lawful dwelling house use;
4. It is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement;
5. The replacement is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%;
6. The new building is situated on a similar footprint;
7. The design of the replacement reflects that of traditional vernacular buildings in terms of scale,

character, materials and architectural detailing.

Policy 22 (Replacement Dwellings in the Countryside) of the South East Lincolnshire Local Plan (2019) sets out very similar provisions, however it states that the floor space of any replacement should not exceed the floor space of the original dwelling by any more than 40% and it offers more flexibility in terms of repositioning within the site.

Assessing the proposal against the above, the existing dwelling is of permanent construction, has a lawful residential use and is not of significant architectural/historic interest. No objections are therefore raised in principle to a replacement.

The proposed replacement dwelling would be just under four times the size of the existing property - The biggest difference being that the proposed replacement would be two storey as opposed to the existing single storey dwelling. However, an interim planning statement approved by Planning Committee on 22nd August 2007 gave Officers greater flexibility in applying the above policy providing "the underlying aims of good design, preservation of residential amenity and respecting the character of the countryside are maintained". In line with this statement, larger properties are sometimes considered acceptable if they are appropriate to the site and of a high standard of design. This is consistent with the advice contained within Section 12 of the National Planning Policy Framework (2018).

Addressing the above, the site is large enough to accommodate a larger dwelling and it is well screened by the surrounding trees. Although the proposal would conflict with Policy 22 of the South East Lincolnshire Local Plan (2019) in terms of the increase in floor space in comparison to the original, the dwelling would not be visually prominent due to the existing screening and its location in relation to other existing development. The scale of the proposal is therefore considered acceptable subject to the use of high quality materials.

The replacement dwelling would be sited on a different footprint to the original dwelling. Policy HS17 of the South Holland Local Plan (2006) allows new dwellings to be situated on a different footprint to the original provided that it can be demonstrated that it would benefit the character and appearance of the site and locality. Policy 22 of the SELLP is more flexible in that it allows re-positioning where there would be beneficial impacts. The applicant states that the dwelling would be re-positioned further away from Cooks Road to reduce the noise impact from the business adjacent. This is considered to be an acceptable justification.

A new access would be created at the west of the site. LCC Highways have no objections.

Re-locating the dwelling further away from the existing business would have a beneficial impact in terms of improving residential amenity. Furthermore, there are no other residential properties in close proximity to be affected by loss of privacy, loss of light or by the proposal being overbearing in nature.

Conclusion

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG4, SG14, SG17 and HS17 of the South Holland Local Plan (2006), Policies 2 and 3 of the SELLP (2019), as well as Section 2 of the National Planning Policy Framework (2018).

The recommendation therefore is for a delegated approval.