DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0037-21**	**Applicant:**	**Mr & Mrs Evison**
Proposal:	Proposed Replacement Dwelling - re-submission of H08-0644-20		
Location:	59 Westhorpe Road Gosberton Spalding		
Terminal Date:	12th March 2021		

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	1	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full application for a proposed replacement dwelling at 59 Westhorpe Road, Gosberton. The proposal seeks to provide a large three bedroom chalet bungalow which also contains a triple garage, bootroom, shower room, utility, living room, combined kitchen / dining / living space, entrance hall, study, pantry, two en-suites, an airing cupboard and a walk-in-wardrobe. There is a window in the floorspace above. This area will solely be used for storage and accessed by a loft ladder. Proposed materials are brick and tile. Exact materials details would be addressed by condition. This application is a re-submission of the previously approved application H08-0644-20.

Site Description

The proposal site is within defined settlement limits, and the surrounding area is characterised by linear development of varying ages and design. The existing site contained a now demolished chalet bungalow, the majority of which was sited further toward the rear of the site than the footprint of the proposed replacement dwelling. The proposal site is in Environment Agency Flood Zone 3, and is not subject to increased hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping.

History

H08-0644-20

Full - Proposed replacement dwelling - Approved - 20 November 2020.

Consultation Responses

LCC - County Highways & SUDS Officer - On application H08-0644-20

No objections. Requests a standard utility informative.

Gosberton Parish Council

No comments.

Planning Considerations

Principle of development

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 does not impact the amenity of the occupant or neighbouring properties. No trees will be lost as a result of the proposal, and the character of the area is considered to be improved by providing a modern dwelling that is in keeping with the large nature and prominence of the plot.

2. The design is considered to cater for the needs of the applicant and is in keeping with other

chalet bungalows in the vicinity. The orientation and siting is that of a standard frontage plot on this row of linear development.

3. The use of sustainable materials and resources can be more accurately assessed once a full materials schedule is provided.

4. The proposal provides in excess of the required minimum of two parking spaces for a three bedroom dwelling under Policy 36 and Appendix 6 of the SELLP.

5. As this is a replacement property there is not considered to be an impact on community services and infrastructure.

6. Neighbouring properties are not considered to be impacted by noise, odour, disturbance and visual intrusion. The proposal is approx. 22m metres from the western boundary and no first floor windows will be sited in the elevation facing 61 Westhorpe Road to the west. The eastern elevation first floor window serves storage space in the roofspace, and is 30 metres from the nearest property to the east.

7.The proposal is not considered to impact sustainable drainage and flood risk in the plot or vicinity. Mains drainage will serve the dwelling with surface water directed to existing watercourses.

8. Natural habitats, historical buildings and heritage assets are not affected by the proposal.

9.Sand and gravel mineral resources are not affected by the proposal.

When assessed against the above criteria the proposal is considered to accord with SELLP Policy 2.

Accordance with Policy 3 of the SELLP - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:
1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

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

1. The proposed replacement dwelling respects the historic street pattern and line of frontage to a greater extent than the dwelling that was formerly on the plot. The dwelling is of a density and scale that is commensurate with the size of the plot, and that of nearby neighbouring properties. Non-designated heritage assets and landmarks are unaffected by this proposal.

2. The proposal distinguishes adequately between public and private space, with an existing business to the north-east of the plot utilising the access road beyond the currently open boundary to the east.

3. The landscaping character of the area is unaffected by the proposal.

4. The site can be accessed via a variety of forms of transport, but is not currently served by dedicated cycle ways.

5. Car parking is considered to be acceptable for the site, and in excess of the minimum of two requested by Appendix 6 of the SELLP.

6. The lighting of public spaces will not be affected by this proposal.

7. The proposal does not impact accessibility to public spaces.

8. Crime prevention and community safety is not impacted by this proposal.

9. The orientation of the dwelling has not been designed to maximise low carbon technologies. However, the dwelling has been orientated and sited to be in keeping the other dwellings on this line of linear development along Westhorpe Road.

10. Facades, signage and advertising is not impacted by this proposal.

11. Residential amenity is not considered to be impacted by this proposal. The proposal is approx. 22m metres from the western boundary and no first floor windows will be sited in the elevation facing 61 Westhorpe Road to the west. The eastern elevation first floor window serves storage space in the roofspace, and is 30 metres from the nearest property to the east.

12. The proposal site is in Environment Agency Flood Zone 3, and is not subject to increased hazard or flood depth on the 2115 South Holland Strategic Flood Risk Mapping. The proposal is not considered to impact sustainable drainage and flood risk in the plot or vicinity. Mains drainage will serve the dwelling with surface water directed to existing watercourses.

13. Proposed materials and architectural detailing will be assessed by condition.

14. None of the existing trees or hedging will be removed to facilitate this development. The potential for further trees and hedging will be assessed by a landscaping condition.

15. Historic buildings will not be affected by the proposal.

When assessed against the above criteria the proposal is considered to accord with SELLP Policy 3.

Conclusion

The proposal is considered to accord with Policies 1, 2, 3, 4, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, and Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

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.