DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0509-20**	**Applicant:**	**John Grant (Donnington) Pen. Scheme**
Proposal:	Residential Development - erection of dwelling (Re-submission of H08-0603-17)		
Location:	Land Between 31 & 35 Westhorpe Road Gosberton Spalding		
Terminal Date:	25th August 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	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is an outline application for the erection of a dwelling at land between 31 & 35 Westhorpe Road, Gosberton and is a resubmission of the previously approved application H08-0603-17.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by linear development of single storey dwellings of varying ages and design to the east and west. Land to the north and south is in agricultural use.

The site is in Flood Zone 3 on the Environment Agency Flood Maps and is not subject to increased hazard or flood risk on the 2115 South Holland Strategic Flood Risk Mapping.

History

H08-0685-11

Outline - Proposed residential development - Approved - 01 November 2011.

H08-0653-14

Outline - Residential development - erection of dwelling - Approved 11 September 2014

H08-0603-17

Outline - Residential development - erection of dwelling (re-submission H08-0653-14) - Approved - 18 August 2017

Consultation Responses

LCC - County Highways & SUDS Officer

No objections. Provides parking space advice and requests standard access and utility informatives.

Gosberton Parish Council

No objections.

Planning Considerations

Principle of development

The proposal site is within the defined settlement limits of Gosberton under the SELLP. The proposed development is not considered to be out of character. The finished floor levels will be sited 300mm above ground floor level, and this is not considered to amount to material overlooking or overshadowing aspect from a minimal increase in height.

Moulton Seas End is categorised as an "Minor Service Centre." Policy 1 of the SELLP states: "Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill.The proposed area is an infill site and therefore considered to be appropriate to support.

Policy 2 of the SELLP is titled Development Management and 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; and
9. impact on the potential loss of sand and gravel mineral resources.

1 - Design of dwellings cannot be assessed at this stage as the proposal is solely to assess the principle of development.

2 - It is anticipated that the proposal would be for a single storey dwelling on a similar line of frontage to adjacent properties would be most in keeping with the character of the surrounding area.

3 - Proposed materials and resources would be assessed at the reserved matters stage.

4 - Any final design would be expected to have a minimum of two off road parking spaces and give the ability for vehicles to exit the site in a forward gear.

5 - A single dwelling in this location would not be expected to have a material impact on services and infrastructure, given the location and infill nature of this proposal.

6 - A residential use on a row of residential dwellings is not expected to cause any disturbance or visual instrusion post construction.

7 - Flood Risk mitigation would be addressed by siting finished floor levels a minimum of 0.3 metres above existing ground level.

8 - The proposal is not anticipated to materially impact natural habitats or historic buildings as there are no preserved sites in the vicinity.

9 - The proposal will not lead to the loss of sand and gravel mineral resources.

The principle of development is considered to be acceptable in this location.

Proximity of plot to boundaries of site

The proposed plans are not considered to represent overdevelopment. The indicative plot size is comparable to those of the surrounding area and are within the proposed defined settlement limits of Gosberton under the South East Lincolnshire Local Plan.

Parking provision

The indicative plans shows a garage and a turning head, which could accommodate 3 cars. A three bedroom property is expected to have a minimum of two parking spaces, with four plus bedroom dwellings having a minimum of three parking spaces. Parking spaces are assessed against Policy 36 of the SELLP which states:

"All new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authorities (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements set out in 1-4 below.
Parking for residents, employees and visitors should be integral to the design and form of all new development, and should ensure that:
1.parking spaces are fit for their intended use in terms of size and design"

The final design would be assessed at the reserved matters stage but it is expected that secure bike storage for a minimum of two bikes and a minimum of 2 parking spaces are provided as standard, in

accordance with the policy and national guidance.

Conclusion

In light of the above considerations the proposal is considered to be in accordance 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.

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.