

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-1017-18 **Applicant:** Mr & Mrs Garner
Proposal: Erection of detached dwelling and double garage and associated works
Location: Adjacent: Capontoft Cheal Road Gosberton
Terminal Date: 5th December 2018

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 5 - Delivering a sufficient supply of homes
 Section 9 - Promoting sustainable transport
 Section 12 - Achieving well-designed places
 Section 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
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of a detached dwelling and double garage and associated works on land adjacent to Capontoft, Cheal Road, Gosberton.

The proposed dwelling would be a 1.5 storey 3-bed dwelling with a brick ground floor and weatherboard cladding to the upper floor.

Site Description

The site is greenfield in nature and appears to be a well kept area of grassland with large mature trees along the frontage. It lies in between two existing properties - 'Capontoft' and 'Ebenezer House' - which are two large detached properties accessed off a narrow lane. There is another property opposite.

Although there are a few existing dwellings in the immediate vicinity, the predominant character of the wider area is rural and the site does not relate well to any established settlement.

The site is outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside in planning policy terms.

Representations

Gosberton Parish Council - No comments.

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

SHDC Environmental Protection - No comments or objections.

No representations have been received from members of the public.

Material Considerations

- Principle
- Flood risk
- Impact upon character and appearance of the area
- Residential amenity

Principle

The site is located outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside. Sites located in the countryside would normally be assessed against Policy HS7 in the South Holland Local Plan (2006). This policy only allows residential development in the open countryside where there is an essential need, or small scale rural exception affordable housing that complies with Local Plan Policy HS9. In that context, as the proposal is neither for rural exceptions affordable housing nor essential to meet the needs of agricultural workers, the recommendation would normally be to refuse.

However, the Council does not currently have a 5-year supply of deliverable housing sites (4 years as at 31st March 2018). Paragraph 11 of the National Planning Policy Framework, 2018 (NPPF) states that where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, the most important policies for determining the application (i.e. those relating to the supply of housing) are considered out-of-date. Paragraph 11 of the NPPF is quite clear that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies outlined in the NPPF as a whole; or specific policies in the NPPF indicate that development should be restricted. Sustainable development is defined in paragraphs 7 and 8 of the NPPF as having three dimensions: economic,

social and environmental.

The site is not within a protected area or an asset of particular importance as defined by Paragraph 11 of the NPPF.

Economic - The development may support the local economy through employment opportunities associated with construction and future occupants may work locally and support local services.

Social - The proposal would make a contribution, albeit small, towards housing supply in the district (Section 5). However, the site does not relate well to any existing settlement - It is approximately 1.6km from the built up area of Gosberton Risegate and there are no footpaths, street lighting or bus stops served by a regular bus service nearby. Consequently, pedestrian access would potentially be hazardous due to the lack of footpath connection from the site as well as street lighting and the surrounding roads being subject to the national speed limit. It is therefore considered that the proposal would be contrary to Paragraph 108 of the NPPF which states that it should be ensured that safe and suitable access to the site can be achieved for all users, and Paragraph 110 which states that priority should be given to pedestrian movements and that the scope for conflict between pedestrians and vehicles should be minimised. Given the potential for pedestrian/vehicle conflict, it is reasonable to assume that future occupiers of the dwellings would be heavily reliant on the private car to access services and facilities which would be contrary to the provisions of the NPPF.

Environmental - The site is situated amongst a small cluster of dwellings on this part of Cheal Road. There are other residential properties along the road, but these are mostly scattered. The main built up area of Gosberton Risegate is approx. 1.6km away. The overriding character of the area is rural and agricultural in nature. The proposed development, if permitted, would further intensify existing development in this location, which would be contrary to Paragraph 127 of the NPPF which states that planning decisions should ensure that developments are sympathetic to local character, including landscape setting. It would also set a harmful precedent by encouraging further applications of a similar nature for future development along Cheal Road and other rural locations across the district. This would cumulatively harm the aims and objectives of both the Framework and emerging SELLP to ensure that new development is sustainable and protects the character and appearance of the area and countryside.

It is appreciated that the applicant has sought to address sustainability concerns by proposing a more sustainable form of construction and that the property has been designed in such a way as to try and minimise its carbon footprint. However, given the location and the Council's approach to other such developments elsewhere in the district, it is not considered that this is sufficient to override the above concerns.

In terms of local planning policy, Policy SG4 of the adopted Local Plan indicates that planning permission will only be granted for development in the open countryside which is essential in the proposed location and cannot reasonably be accommodated within defined settlement limits. Development proposals that would result in an unacceptable impact upon the landscape character of an area, either individually or cumulatively, will only be permitted where the need for it in that location outweighs its impact and no other site or solution exists to accommodate the proposed development. It is not considered that it has been demonstrated that there is an overriding need for the proposed dwelling to be in this location (given the identified impact on the character of the area) and that there are no alternative sites within the built up area of Gosberton Risegate which could accommodate it. The proposal is therefore contrary to Policy SG4.

Flood risk

The site is located within a combination of Environment Agency Flood Zones 1, 2 and 3 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as not being affected by flood hazard or flood depth. Finished floor levels would need to be set at 300mm above existing ground level, as recommended in the submitted Flood Risk Assessment.

Impact upon the character and appearance of the area

The proposed development would further intensify an existing small cluster of residential dwellings in a predominantly rural area. This would have an adverse impact on the character of the area and would set a harmful precedent for further development along Cheal Road which would have a cumulative material adverse impact on the rural nature of the area. It would therefore be contrary to

Policies SG1 and SG14 of the Local Plan which seek, amongst other things, to ensure that new development does not have an adverse effect upon the character and appearance of the locality.

Residential amenity

There have been no neighbour objections and the proposed dwelling would be set far enough away from the existing properties either side for there to be no issues of overlooking, loss of light or the property being overbearing in nature. It would therefore not conflict with Policy SG17 of the Local Plan which seeks to protect residential amenity.

Conclusion

Taking into account the above, the site is not considered to be a suitable site for housing with particular regards to the principles of sustainable development and the protection of the rural character of the countryside. It is therefore contrary to Policies SG1, SG4 and SG14 of the South Holland Local Plan 2006 and Paragraphs 7, 8, 108, 110 and 127 of the National Planning Policy Framework, 2018.

The recommendation is therefore for a delegated refusal.