

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H09-0270-19	Applicant:	Loosegate Developments Ltd
Proposal:	Erection of 12 dwellings (Plots 13,14,15, 20, 21, 26, 27, 67, 68, 69, 76, 77) - outline approval H09-0326-17		
Location:	Wignall'S Gate Holbeach Spalding		
Terminal Date:	7th June 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
11	Distribution of New Housing
12	Reserve Sites
17	Providing a Mix of Housing
18	Affordable Housing
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

- 2. Achieving sustainable development
- 4. Decision-making
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 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

CASE OFFICER ASSESSMENT

Proposal

Reserved matters relating to plots 13,14,15, 20, 21, 26, 27, 67, 68, 69, 76, 77 of outline approval H09-0326-17 which as approved on 21-08-18 for a residential development of 77 dwellings.

Normally the changes that are proposed could be treated as a non-material alteration to the original consent, however as certain permitted development rights were removed from the host consent (H09-0326-17) for roof alterations to plots 18, 19, 20, 24 or 26, the sun tubes now proposed to be installed in the roofs cannot be considered as non material amendments and a further formal reserved matters application is required.

Certain changes have been made to the colour palates of certain dwellings.

Site Description

The wider site is located behind frontage development and runs to the side of Holbeach Cemetery. It has open boundaries on all sides except for the residential properties on Wignals Gate.

Currently vacant agricultural fields, the site can be described as generally level. A group of 10 dwellings lie to the north perimeter of the site and the application site is bounded to the west, south and east by drains. Further agricultural fields exist beyond.

The site can be accessed from Wignals Gate, the end of which abuts the Northern site boundary. An electricity substation is sited to the north east of the site.

History

H09-0326-17 Residential development. Outline. Approved 21-08-18

H09-0872-18 Erection of 77 dwellings and associated works - outline approval H09-0326-17 Reserved matters. Approved 04-12-18.

H09-0228-19 Condition compliance. Acceptable. 25-04-19.

H09-0492-19. Erection of 2 dwellings - Amendments to Plots 1 & 2 - Outline approval H09-0326-17. Under consideration.

H09-0436-19. Residential development - approved under outline H09-0326-17 - Modification of Condition 13 to allow landscaping completion time frame to relate to each phase. Under consideration.

H09-0492-19. Reserved matters application for plots 1 and 2 of H09-0326-17. Under consideration.

Consultation Responses

Holbeach Parish Council

LCC SuDS - No observations.

Planning Considerations

The principle of the development of this site is accepted by previous consents. The design approach being put forward is largely in accordance with the previous approval on the site.

The proposed changes are as follows:

Removal of bay windows (and associated roofs above)
Removal of horizontal cladding
Eaves detail changed from box eaves to brick detail eaves
Addition of sun tube to roofs
Rear sliding doors reduced in width
Some window positions adjusted slightly
The overall height is affected only by virtue of the change of eaves detailing
The overall footprints are unchanged (other than where bay windows removed) and positions on site are unchanged. Interior layouts are slightly changed

In addition the materials are now proposed as follows on plots 13, 14, 15, 21:

Roof Marley Edgemere slate effect interlocking tile Smooth grey tiles
Walls (All one single brick type, including: Soldier courses, Corbelling. Dentil courses.) Crest
Knavesmire Multi bricks
Cills (Not to any rear elevations or windows set within cladding). Stone effect cill. Reconstituted stone. Cream

Materials proposed to Plots 20, 26 and 67:

Roof Redland Fenland Pantile Slate grey tiles
Walls (All one single brick type, including: Soldier courses, Corbelling. Dentil courses.) Crest
Knavesmire Multi bricks
Cills (Not to any rear elevations or windows set within cladding). Stone effect cill Reconstituted stone
Cream

Materials proposed to Plot 27:

Roof Redland Fenland Pantile Farmhouse Red tiles
Walls Crest Cavendish Antique Red Walls Low level up to 0.45m above FFL. Soldier courses.
Corbelling. Dentil courses. Crest Selbourne Red bricks
Cills (Not to any rear elevations or windows set within cladding). Stone effect cill Reconstituted stone
Cream

The changes in certain materials does not impact on the visual quality of the development.

Conclusion

It is considered that the changes to these plots are minor in nature and would not have an impact on the character of the development.

The sun tubes within the roofs cannot lead to overlooking and would not impact on the privacy of neighbouring residents.

Additional Considerations

Public Sector Equality Duty

In making your decision you 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 is only one factor that needs to be considered, and may be balance against other relevant factors.

It is not considered that the recommendation to approve reserved matters in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making your decision, you 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.

You are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission 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 interest and the recommendation to approve reserved matters is considered to be a proportionate response to the submitted application based on the considerations set out in this report.