DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0929-18**	**Applicant:**	**Mr & Mrs J Dennis**
Proposal:	Erection of dwelling, detached garage and sunhouse		
Location:	Battlefields Lane North Holbeach Spalding		
Terminal Date:	3rd December 2018		

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
ENVIRONMENT AGENCY	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE	0	0	0	1

BOARD				
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	2	0	0	2

CASE OFFICER ASSESSMENT

Full planning permission is sought for a detached bungalow style property with additional accommodation at first floor, detached triple garage, and sun room. The property would be 5 bedroom with most of the accommodation on the ground floor but with a large master bedroom in the attic space with an en-suite and small balcony.

The sun room would be on the boundary with neighbours, the triple garage would have rooms above.

Material Considerations

The main issues in this case are:

- Policy/Sustainability;
- Character/appearance;
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flood risk and ecology.

The plans were amended to try to address concerns of neighbours by moving the garage further away from neighbours more in line with the previous approval, but a number of objections still stand on the application on a number of issues.

The proposal is outside the defined settlement limits of Holbeach and as such is designated as being located in the open countryside as outlined in the South Holland Local Plan, 2006, but it is located in an established area of development close to the A17 and only a short distance to Holbeach town centre. Normally, in this instance there would be a policy of restraint under the provisions of Policy HS7. However, the council does not currently have a demonstrable 5 year supply of deliverable sites and, as such, the presumption in favour of sustainable development enshrined in the National Planning Policy Framework, 2012 applies.

The surrounding area is characterised by single-storey dwellings of varying ages and design.

The proposal will provide one dwelling, with first floor bedroom accommodation, to the rear of single-storey dwellings, on a triangular parcel of land to the rear of Washway Road and Battlefields Lane North. An existing access will be utilised between 139 and 141 Battlefields Lane North.

Similar schemes for backland development of this land were refused under references H09-0195-98, H09-0813-98 and H09-0696-16.

It is of significant material importance that the most recent application, H09-0448-17, granting planning permission for a Four-bed bungalow and detached triple garage approved 21-08-17 and therefore live and 'extant'. The main consideration is regarding the amendments including, additional accommodation leading to an increased size of dwelling, rooms above the triple garage and an additional outbuilding.

Representations:

Holbeach Town Council - Support
"Although this is an "infill" it would not appear to inflict with future neighbours. Supported, but with reservations".

LCC Highways - Advise informatives.

Environment Agency - Objection withdrawn subject to submission of FRA and imposition of conditions including that Finished Floor Levels be 1.0M above existing ground levels.

Environmental Protection - No comments.

Ian Marshman, Historic Environment Officer - No archaeological impact.

IDB - comments.

Public - Objections received - five.

Objections

- We have recently moved into our bungalow. We have looked at the new plans for the proposed new dwellings and amendments and have some serious concerns. Having read the recent Environmental Agency Reports referring to potential flooding risks and dispersal of flood water we have major concerns for our property and the surrounding area. Also we are concerned about the potential heavy plant machinery accessing the track by our property causing potential collapse of water /drainage/sewage pipes which run under the said track. As you can gather our major concerns are all to do with potential damage and disruption to our property with water and sewage. Very concerned !!

- We feel that this is over development of this site. Previous applications for a house were refused due to the surrounding properties being mainly bungalows plus the elevated position of the proposed property being higher than surrounding buildings. A 5 bedroomed house, a 3 bay garage with side extension and upper floor and a 32 foot "sun room" is excessive. With power, water and sewage being laid to all buildings there is a real concern about the true use and occupancy. Original agreed plans and restrictions on additional structures should be kept too.

- Triple garage now has rooms on top

- Two storey garage which was originally planned to be 10m from fence is now 5m (this was changed on the amended Plans - MS)

- Gym/Sauna 10 feet from bedroom - music, noise, strange to be so far from bungalow, concerns over commercial use- would there be a restriction on commercial use?

The Environment Agency originally objected but then withdrew their concerns following the submission of additional information.

With regard to an increase in traffic, and an increase in surface water / sewage problems, the County Highways & SUDS Officer does not consider these objections to warrant an objection to the proposal.

There is not considered to be any material loss of amenity likely through these proposals, the dwelling is positioned well away from neighbours, avoiding any overbearing impacts and ensuring views to neighbours properties are at an appropriate distance and at oblique angles predominantly - there is no reason why any material loss of privacy will occur. The positioning of the garage has been amended to look to ease neighbour concerns. The sauna/gym outbuilding is in keeping with

the size of the plot and is for domestic use ancillary to the main dwelling.

Recommendation: APPROVE.