DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1237-18**	**Applicant:**	**Ashwood Homes**
Proposal:	Erection of 3 dwellings with associated garaging		
Location:	Plots 72, 73 And 73a Holbeach Meadows Off Hallgate Holbeach		
Terminal Date:	8th February 2019		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG6	Community Infrastructure and Impact Assessment
SG7	Energy Efficiency
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
HS9	Rural Exceptions
HS11	Open Space in New Residential Developments

National Guidance

National Planning Policy Framework 2018

Section 2 - Achieving sustainable development
Section 4 - Decision making
Section 5 - Delivering a wide sufficient supply of homes
Section 6- Building a strong, competitive economy
Section 8 - Promoting healthy and safe communities
Section 11- Making effective use of land
Section 12- Achieving well-designed places
Section 14 -Meeting the challenge of climate change , flooding and coastal change
Section 15 -Conserving and enhancing the natural environment
Section 16- Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments

PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	1	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Erection of 3 dwellings with associated garaging - Change of dwelling types on 3 plots from bungalows to two storey dwellings.

Host permissions were for a new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14 and reserved matters H09-0331-17)

Site Description

3 plots on a wider site - The site is generally flat, crossed by a number of drainage ditches, bounded by the Old River Holbeach to the east, and with several recently established internal tree belts and older hedgerows. Hall Gate runs east-west from the southern edge of Holbeach town centre and past the site to the A151 via Wignalls Gate.

The southern and western boundaries are open to adjacent fields. To the north and east are existing houses and bungalows, some fronting the site but mostly backing on to it. The site contains some post-war agricultural buildings, two dwellings and the Grade II listed Manor farmhouse building.

The site lies on the southern edge of Holbeach. The immediate surroundings are residential in character to the north and east and agricultural to the south and west.

History

H09-0521-14 Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including primary school, public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings) - outline planning permission approved 7 December 2016.

H09-0331-17 Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14) Approved 9.11.17.

Consultation Responses

Holbeach Parish Council. Views awaited

SHDC Strategic Housing - No comments

SHDC Cllr Foyster - requested clarification as to whether these are being built as the show homes. Response was sent.

LCC Highways. No objections. Refer to extent conditions on the site.

Residents

Objections from 3 adjoining residents have been received as follows:

-Overlooking of existing dwellings
- Two storey dwellings rather than bungalows
-Need for robust fencing to mitigate the level of visual intrusion, overlooking and security
-Inclusion of a cycle way to the rear of existing properties and the use of the pathway to and from the school

Considerations

Impact of the change in dwelling types on the street scene and neighbouring residents

As a result of the objections received from adjoining residents a section through the application site and the adjoining dwellings was requested and received. This section indicates separation distances of 27.3m to the boundary and 32.3m separation to the two storey dwelling at No.15 The Boundaries and of 21.7m to the boundary and 30.8m separation to the bungalow at No.14 (excluding the small conservatory on this property).

It is considered that these separation distances would not be out of keeping with separation distances seen within the approved development and within the more established development of The Boundaries.

It is appreciated that the occupiers of properties in The Boundaries would have a material different outlook from the previously approved scheme, ie from bungalows to two storey dwellings, however it is considered on balance that the separation distances proposed and the relationship between existing and proposed dwellings would not lead to an unacceptable level of overlooking or loss of light that would warrant refusal of consent for either of these reasons.

Objectors have raised the matter of the provision of a footpath/cycleway to the rear of their gardens, and the resultant disturbance, overlooking and security concerns, however this was approved as part of the wider development and is not impacted by this current application. The case officer requested clarification of whether the developer would increase the height of the adjoining 1.0m high fence, and the response is that the developer does not intend to do so.

Impact on existing S106

It is not considered that the provisions of the existing S106 on the site are impacted by this application.

Flooding and Site Levels

The wider consent on the site set a minimum site development level, which is now suggested is incorporated within a condition set out in the draft decision notice - The finished floor levels shall be set not lower than 3.33 metres above Ordnance Datum (AOD) with flood resilience measures incorporated to 3.78 m AOD.

Conclusion

It is considered that the change of these 3 plots from bungalows to two storey dwellings would not lead to an unacceptable level of overlooking or loss of light that would warrant refusal of consent for either of these reasons.

It is therefore recommended that planning permission is granted.