DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0104-19**	**Applicant:**	**Mr Robert Spenceley**
Proposal:	Proposed house and detached garage (Outline application H11-0124-18)		
Location:	Plot To The Rear Of 5 The Wentworths Long Sutton Spalding		
Terminal Date:	27th March 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework (2019)

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

This is a reserved matters application for a proposed house and detached garage on a plot to the rear of 5 The Wentworths, Long Sutton. The proposal is immediately adjacent to the defined settlement limits and the surrounding area is characterised by dwellings of a similar age and design. Outline planning permission was granted to develop the site under reference H11-0124-18.

The proposal at ground floor level seeks to provide a snooker room, cinema, lounge, dining room, kitchen, utility, water closet, living area, shower room, boot room, storage room, boiler room and kitchenette. At first floor level four bedrooms, three en-suites, three dressing rooms, a laundry room, water closet and bathroom will be sited. The proposed three bay garage will contain an office, kitchenette and a boiler room on the ground floor. At first floor level a guest bedroom and en-suite will be sited. Proposed materials of construction are a Vanda Old Farmhouse facing brick with a contrast blue plinth and splash brick course at the base. The proposed roofing material is natural slate, with a shingle roof covering for the awning on the western elevation. The proposed materials

are considered to be appropriate for the site.

The site will be bordered by a 2 metre high fence to the north, west and southern boundaries with 1.2 metre high post and rail fencing on the eastern boundary.

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South Holland Strategic Flood Risk Assessment (2017) is therefore used as a basis to apply the sequential test. In this respect, the site is located within an area identified as "Danger to Most". However, it is not possible, consistent with wider sustainability objectives, for all new housing within the district to be delivered within an area of no risk and this is not the most severe category. It is considered that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the NPPF) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the National Planning Policy Framework and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

If it is not possible to locate the development within an area of lower flood risk, the exceptions test should be applied. The NPPF and the PPG set out two elements to the Exceptions Test. First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

In terms of the first element, the proposal will provide wider sustainability benefits to the community that outweigh flood risk; that is, the provision of additional housing in sustainable locations within the district. In terms of the latter, the Environment Agency has recommended that the properties be two-storey and that finished floor levels (FFLs) be set at least 3.45m above Ordnance Datum. Flood resilient construction should also be incorporated within the development up to 300mm above finished floor level. This matter was conditioned at the outline stage of the site under reference H11-0124-18.

County Highways & SUDS Officer

No objections.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the character of the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4 10, 11 and 17 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.