DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-0759-19**	**Applicant:**	**Mr P Sargeant**
Proposal:	Erection of detached three bedroom house		
Location:	The Abattoir Bull Lane Long Sutton		
Terminal Date:	4th October 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
29	The Historic Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places.
Section 16 - Conserving and enhancing the Historic Environment.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	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	2

RESIDENTS	0	1	0	1

CASE OFFICER ASSESSMENT

Proposal

The proposal is for the erection of a detached 3 bedroom dwelling on the site of a former abattoir.

The proposed structure is an updated plan for the structure which was given permission under application H11-0146-17 alongside approval for the demolition of the former Abattoir which was on the site.

In comparison to the plans submitted and approved in application H11-0146-17, the proposal has subtracted a study/cloakroom/storage wing on the Eastern elevation of the site. This forms the only change of plans in comparison to the former application.

As such, the proposed structure is a 3 bedroom dwelling with a front elevation, single storey projection forming a lobby and W.C. The proposals are due to be constructed with Traditional Brick and Stone Audley Antique brickwork, roofed with light grey Sandtoft Dual Calderdale Slates and will feature sash style windows.

Site Description

The site is the location of a former abattoir which is in the process of being demolished, in line with permission granted in 2017. It occupies a fairly central zone of the Long Sutton Conservation Area, being just off the very centre of the village.

The site itself cannot be argued to be of any particular historical importance itself, however, it does sit closely to the Grade II listed Bull Hotel to the east and the Long Sutton play area/park almost immediately to the south.

The site is within very close proximity to its neighbouring properties and the site itself is compact. However, it is a significantly sunken site in comparison to the properties to the North.

History

H11-0473-04 - Demolish existing building and create four bedroomed house. APPROVED on 03/11/2004.

H11-1217-04 - Demolish existing building and create four bedroomed house. APPROVED on 09/11/2004.

H11-0772-09 - Details of landscaping scheme and re-development contract (Conditions 3 and 5 of H11-0473-04. PART APP & REF on 27/11/2009.

H11-0146-17 -Demolition of former abattoir and erection of detached three bedroom house. APPROVED on 02/05/2017

Consultation Responses

NHS

No Section 106 agreement is requested, although future developments in the area may require such an agreement.

Lincolnshire County Council - Local Highway and Lead Local Flood Authority

No Objections.

SHDC Environmental Protection Officer

A desk study into the site will be required before determination. If this is not received, the full Land Contamination Condition should be applied by default.

After the desk study was received, the Environmental Protection Officer offered the following, further comments;

The Harrison Geotechnical Consulting Ltd Desk Study report 'The Abattoir, Long Sutton' ref GN22839 dated August 2019 has been reviewed. The report identified past industrial use as an Abattoir and identified

Local Residents

Local residents have raised a number of concerns and ask the applicant to consider the following, for the sake of minimising the impact that the construction process will have on them, given the closeness of the site to several residential properties;

Party wall between 2A and 2B Bull Lane should be rebuilt as a priority to reinstate protection against noise and dust.

Access to the site should not be via others' private property and where access is required, it should be kept to an absolute minimum and should not impinge on residents' use of security features such as gates e.t.c.

There should be no burning on the site during construction.

A portable lavatory should be emplaced on site for workers during construction.

Concerned that the height of the building will block sunlight to neighbouring properties.

Work should not be undertaken on the site out of working hours or on the weekend.

Vehicle and wheelchair access to neighbouring properties should not be restricted by construction. Neither should access to the nearby disabled parking spaces.

There should be no risk of overlooking windows on the Northern elevation of the proposals.

All related parties should meet before work commences to allay further concerns.

Planning Considerations

Design and layout

The Local Planning Authority seeks no amendment to the design or layout of the proposals. The design of the structure is deemed to be appropriate to the area and only a minor change over the plans that were submitted, and approved, under application H11-0146-17. The design is not considered to be out of scale to the area, being only a fairly modestly sized, traditionally-designed 3-bedroom house, in what is a primarily residential portion of the village. Moreover, the proposed materials are deemed to be visually appropriate and, due to the large pre-existing boundary wall, which once belonged to the now demolished Abattoir, and which it is proposed to retain, very little of the actual property will be visible from the roadside.

Residential Amenity

The Local Planning Authority notes the concerns of local residents who are concerned with some of the elements of construction of the proposed property. However, it is also noted that very many of these concerns are addressed and allayed by regulations surrounding construction and the plans themselves, once carefully inspected. It is accepted that the proposals are made in what is a fairly compact site that is within very close proximity to properties to the rear.

However, it is deemed that the proposals, if approved, would cause no significant, discernible

negative impact upon the residential amenity of nearby residential properties. As its nearest neighbouring properties are immediately to the North of the proposed (2A & 2B Bull Lane), it is not deemed that there is any risk of overshadowing as the proposed property would not impact upon the East to West trajectory of the sun in relation to the neighbouring properties' south-facing windows. The neighbouring properties to the East and West of the proposed structure are too far away or not at the correct angle in relation to the proposals to be considered at risk of overshadowing.

It is also suggested that there is no risk of overlooking associated with the proposals. This is because the only 1st floor windows that are at a reasonably determinable eye-level height are on the front (South) elevation. The only other elevations to feature windows at all are the Western elevation (which features 1 single ground floor, above eye-level window and the rear (Northern) elevation which features above eye-level roof windows in the roof pitch. Therefore it cannot be argued that there are any features of the proposals which present any sort of risk of overlooking to any nearby residential properties.

In addition, the amenity of the residents of the proposal must be considered. Usually, for a property of this type, an amenity/garden area is expected to be included. The proposals include the paving over of the current abattoir courtyard, which would be to the front of the proposed property. This paved area is proposed to be used as an amenity space and driveway.

Heritage Impact

It is determined that the proposed property does not represent any risk of damage or harm to the qualities or significance of the Long Sutton Conservation Area (LSCA) or any nearby designated or non-designated Heritage Assets.

The proposals are clearly of an appropriate design to the conservation area, featuring decorative angled brickwork lintels above the windows and an in-keeping brick and roof tile design. Whilst the plans do propose to use PVCU windows in a conservation area, the proposed frame design imitates wooden, Georgian Sliding-Sash windows and are in a less offensive grey colour rather than the usual, rather stark, white PVCU models. In addition, PVCU windows are not completely alien to this area of the LSCA, with the neighbouring 2a Bull Lane featuring white UPVC windows which can be seen from the roadside. In addition, the property will be surrounded by the pre-existing boundary wall, meaning that many of the windows will not even be visible from the public realm at all.

The land upon which the property sits is currently waste land, and has remained as such since the demolition of the former Abattoir. It is now an eyesore which detracts from any nearby heritage assets and the character of the LSCA. Even before the Abattoir was demolished, it had been vacant for some time and had become derelict and an unsightly and unpleasant sight to see. It is determined that to bring the site back into use with a modestly and appropriately designed property is a much better use of the land than to remain unused and will help to significantly uplift the immediate area and the LSCA as a whole. Therefore it must be argued that the proposals help to preserve and enhance the historic environment.

Provision of Parking

The application proposes that the current courtyard of the former abattoir would be paved and used as a combined driveway/turning area. Examining the size of this area shows that it would provide more than enough space for several motor vehicles, suggesting it is in keeping with the expected parking standards of a new 3 bedroom property, as set out in Policy 32 and Appendix 6 of the South East Lincolnshire Local Plan (2019).

Conclusion

For the reasons listed above, it is considered that the proposals are in keeping with Sections 12 and 16 of the National Planning Policy Framework (2019) as well as Policies 1, 2, 3, 29, 32 and Appendix 6 of the South East Lincolnshire Local Plan (2019). Therefore, this application is recommended for APPROVAL.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority 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. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

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

Human Rights

In making a decision, the Authority 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. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation 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 public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.