

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H11-0957-18	Applicant:	Mr Matthew Footitt
Proposal:	Residential development- erection of 3 bed, two-storey dwelling with off road parking		
Location:	84 Roman Bank Long Sutton Spalding		
Terminal Date:	12th September 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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 5. Delivering a sufficient supply of homes
 Section 12. Achieving well-designed places
 Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

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

OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a planning application that seeks outline permission for the erection of one 3 bedroom two-storey dwelling with off road parking at land adjacent to 84 Roman Bank, Long Sutton, Spalding.

Outline permission for similar development (application ref. H11-1029-14) was refused in 2015. According to the delegated officer report, "the proposed site is situated in a prominent location on the corner of Roman Bank and Woad Lane. The proposed dwelling would be sited further forwards of the building line than 84 Roman Bank. The scale of the dwelling is such that it would appear cramped and incongruous in comparison and nearby existing developments. As a consequence, it would have a harmful effect upon the existing character and appearance of the locality".

Site Description

The site location is within the settlement boundaries of Long Sutton as set out in Inset Map 7 of South East Lincolnshire Local Plan, 2019.

The site is a vacant corner plot facing onto the crossroads of Roman Bank (west) and Woad Lane (north). A tall mature leylandii hedgerow entirely bounds the site.

Residential development is the predominant form of development in the area. A wide range of house types, designs, appearances and ages has been observed throughout the site visit. Three rows of terraced dwellings are adjacent to the east facing Woad Lane. Individually designed detached houses are opposite this road and also in Roman Bank to the south.

History

H11-1029-14 - Outline application for proposed residential development for a two-storey dwelling - Refused

Consultation Responses

County Historic Environment Officer

No archaeological impact.

Long Sutton Parish Council

No comment.

Lincolnshire County Council as Local Highways and Lead Local Flood Authority

No objection.

SHDC Environmental Protection Officer

No objection but permission should be conditioned as follows:

"i) Prior to the commencement of any development details of precautionary ground gas protection

measures shall be submitted to and approved in writing by the Local Planning Authority.
ii) Prior to the first occupation, a suitably detailed ground gas verification report shall be submitted and approved in writing by the Local Planning Authority."

Residents

One representation has been made raising the following issues:
No objection to building on plot but vehicles entering and egressing from the proposed vehicular access off the lane would have an impact upon the residents nearby and the lane is not sufficiently wide for large vehicles.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Long Sutton as set out in Inset Map 7 of the South East Lincolnshire Local Plan, 2019. Long Sutton is classified as a Main Service Centre in Policy 1 of the Local Plan. Policy 1 states that "within the settlement boundaries of the Main Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities".

The proposal would contribute towards meeting the national need for further housing. Policy 10 sets out that there is a requirement for a net increase of at least 11,681 new dwellings in South Holland district between 2011 and 2036. Policy 11 identifies that approximately 608 new homes are to be provided for in Long Sutton. 309 of these are accounted for in the form of housing allocations, whilst there was a total of 398 completions/commitments as of 31st March 2017. The total set out in the Local Plan for Long Sutton has therefore been met. However, the fact that Policy 10 states that there is a requirement for **at least** 11,681 new dwellings in South Holland, it can be inferred that there is scope for additional dwellings to be permitted (provided that they are acceptable in planning terms). The remainder of this report will consider just that.

Layout and design

Although this is only an outline application, the applicant has specified that the proposed dwelling would be two-storey in nature and has submitted a drawing indicating what the dwelling could look like. In comparison to the previously refused application, the height of the ridge and pitch of the roof has been dropped by roughly half a metre. The dimensions of the building (excluding the roof), position, orientation, internal layout and raised floor level due to flood risk remain identical as well as the boundary treatment, site access and parking provision on the site.

As discussed in the officer report of the previously refused application, the site is situated in a prominent location on the corner of Roman Bank and Woad Lane and any dwelling would be sited further forward of the building line than 84 Roman Bank. It is not considered that there has been any material change in circumstance since the previous application in terms of this and so the proposed development would still remain at odds with the existing character and pattern of development in the area. The character of dwellings within closest proximity to the site are terraced and semi-detached dwellings, part bricked and part rendered. A detached dwelling like that proposed would be at odds with this.

Impact upon residential amenity

A dwelling could be designed so as to not result in any overlooking however, having regard to the likely scale and cramped form of the proposed development, it is considered that an overbearing impact would likely be created upon the residents living in the nearest properties.

Highway safety

A new site access would be opened from the back lane running along the rear of terraced houses facing Woad Lane. Sufficient room has been provided for 2 no. off-street parking spaces in accordance with Policy 36 and Appendix 6 of the Local Plan. The Highways Authority has raised no objection to the proposed site access.

Flood Risk

According to the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) (SFRA) Maps, the flood hazard on the site would have 'danger for some' and the predicted flood depths would reach up to 0.25 metres above ground level.

Whilst the Standing Advice included in the SFRA indicates that finished floor levels must be set 300mm above ground level given such flood hazard and depths, the Flood Risk Assessment that accompanies the planning application proposes to raise internal floor levels 150mm above ground level. The proposal therefore would not be fully comply with the minimum requirements to make safe both the dwelling and its occupiers to any flood risk.

Conclusion

It is not considered that the issues raised in respect of character and likely impact upon residential amenity are issues that could be satisfactorily addressed at reserved matters stage.

Taking all of the above into account, the proposed development is considered contrary to Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (SELLP, 2019) as well as Sections 12 and 14 of National Planning Policy Framework (NPPF, 2019).

Consequently, it is recommended to refuse this planning application via delegated powers.

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.