

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H14-1248-18 **Applicant:** Mr K Staff

Proposal: Erection of dwelling - outline approval H14-0058-17

Location: Land Off Burma Avenue Pinchbeck Spalding

Terminal Date: 13th March 2019

Planning Policies

Local Plan July 2006:

2	Development Management
3	Design of New Development
4	Approach to Flood Risk
SG1	General Sustainable Development
SG2	Distribution of Development
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

Section 2. Achieving sustainable development
 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	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

This is a reserved matter application following outline planning approval of erection of two dwellings at land off Burma Avenue, Pinchbeck, Spalding under planning application ref H14-0058-17. This planning application only provides full details of single detached house located in Plot 1.

The site is located at the cul-de-sac end of Burma Avenue. The residential property No. 4. is adjacent to north. Plot 2 is adjacent to south and further away there is the applicant's owned No. 25 Market Way. The rear boundaries of long linear sites next to No. 25 Market Way limit the southern side boundary of the application's site.

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its' formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

Representations

Lincolnshire County Council as Highways & Local Flood Authority

No objection

No other representation has been made.

Material considerations

Principle of development

The issue whether the principle of development is acceptable was already addressed in the previous outline planning application. However, it is deemed to expand information further in light of new policy framework.

The site location is within the settlement boundaries of Pinchbeck as defined in both Local Plans. Given the residential nature of the development, this proposal shall be assessed in the context of housing policies. The National Planning Policy Framework 2018 states that relevant policies for the supply of housing should not be considered up-to-date if a local planning authority cannot demonstrate a five-year supply of deliverable housing sites. According to South East Lincolnshire Strategic Housing Land Availability Assessment (April 2017), South Holland District Council does not currently have a five-year supply of deliverable housing sites.

The Framework goes on to stress that, in the absence of a five year supply, housing applications should be considered in the context of the presumption in favour of sustainable development. The Framework also states that there is a presumption in favour of sustainable development and, where the relevant policies are out of date, planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Sustainable development is conceptualised as the relationship between three mutually dependant dimensions which entail social, economic and environmental considerations.

In terms of social factors, the proposal would contribute to reduce the nation-wide need for housing. The dwelling would be within the built up area of Pinchbeck and is reasonably accessible to existing services, facilities and overall local community life.

With regards to economic aspects, the construction of dwelling would thrive the businesses of local builders and contractors and future occupiers would use local businesses and services in Pinchbeck thriving the local economy.

Environmentally, the site is reasonably accessible to public transport and local facilities and services which would make the future occupiers less likely to use motor vehicles on a regular basis. The proposed building would incorporate in-built mitigation measures against flood risk events and significant trees will remain and accordingly protected enhancing the relevant features of the landscape.

Size and scale

The site has a rectangular shape and amounts approximately to 0.10 hectares. It goes across from west to east.

The cul-de-sac end has a turning point. A vehicular access would be created to use the existing end of the highway to provide access to the house. A shared drive with Plot 2 has also a turning point and would be to the front of the house. A paved patio would be placed just behind the rear elevation and spacious garden laid to lawn lies further to the back of the site.

The footprint of the development shows that the dwelling would have a T shape. The longest dimensions of the house would be 13.82 metres in width, 24.85 metres in depth and 11.50 metres in maximum apex height. The eaves would be 4.30 metre high. Therefore, the proposed development would be commensurate with buildings nearby and the site layout in terms of scale, massing and bulking.

Design and layout

The proposed building would be positioned following approximately the building line set by No. 4, 6 and 8 to north. The dwelling would be a bungalow with loft space. The floor layout plans show that the house would have 3 bedrooms, two of them in the loft.

A gable roof would be on each end of the T shape. There would be one pitch roofed dormer windows on the front roof slope and two further on the rear side. At the back of the house, bi-fold doors would be provided to enhance the enjoyment of garden room and lounge. Likewise 6 No. roof lights would be across the full rooftop of the building with the aim to increase the amount of daylight for boosting the living standards of future residents. The fenestration excluding dormer windows and roof lights would have stone cills which would deliver a higher design quality away of any simple appearance.

Terracotta red concrete interlocking tiles and Vandersanden Hailsham Mixture would confer a reddish aspect which would be new to the vicinity although it would be aesthetically sympathetic with the appearance of the vicinity. The remainder of proposed external materials such as fenestration, guttering, fascia and soffits would be keeping with the local character of the area.

The finished floor levels would be raised to 3.80 metres AOD which would represent 260mm above floor levels of No.25 Market Way to south. This structural arrangement is made following Condition 10 of outline application on the basis of the recommendations contained in Flood Risk Assessment by S.M.Hemmings dated on 31st December 2016.

Impact upon residential amenity

The property No.4 is the nearest building to the proposed dwelling. The separation distances ranges between 9.20 metres to the front and 4.40 metres to the rear.

Potential overlooking might have occurred between the window of Bedroom 2 on the upper part of northern side elevation and upper rear windows of No. 4. However, amendments has been made to replace it for a set of two slot windows on both sides of a narrow vertical window. In doing so, the purpose for fire escape is preserved and the overlooking effect is no longer relevant in terms of loss of privacy.

Given the number of bedrooms, the arrival of dwelling occupiers would not significantly exacerbate the amenity standards of existing neighbours on the grounds of noise and disturbance.

Overshadowing would be inexistent in view of building position within the sunpath.

Parking/access

The proposed driveway would be extended to link to the existing dropped crossing within the highway. The width of the site access would be 4.1 metres in accordance to Condition 9 of the outline permission. The drive layout is such that there would be sufficient space for turning and reversing cars to enter and leave the highway in a forward gear.

The proposal includes a total of 3 No. car parking spaces for the vehicles associated with the future residents of the dwelling. Such number is appropriate given the size of the house and potential number of residents.

In line with County Highways Authority note, "gravel driveways must have a 1 metre buffer of bound material inside the private curtilage to prevent overspill onto the highway".

Landscaping and tree protection

The area between the double garage and the main door would be laid in block paving. Granite chipping would be on the remainder of the driveway.

The front laurel hedgerow would be removed and the existing boundary treatment would remain and appropriately secured where needed. Besides the house, the remainder of the site will be rear garden laid to lawn. Border planting of low height would be located on the edge of site boundaries.

Existing trees would remain off the rear boundary. The proposal includes Tree Protection Area for trees T1 and T2 under Tree Protection Order No.15. Former plans were amended to avoid as much as possible any encroachment of tree T1 onto the southern side elevation of the proposed house. After such amendments, the overlap would be marginally 25 centimetres which is considered to be acceptable.

The landscape strategy achieves to keep the visual character of the site within the wider location and enhances characteristic landscape features.

Land contamination

Condition 4 of outline application ref. H14-0058-17 requires the submission of a contaminated land scheme prior to the commencement of works. This scheme has not been provided with this planning application. A note will be added to the Decision Notice.

Conclusion and recommendation

In light of considerations above, the proposal is in accordance with Policies SG1, SG2, SG14, SG15 and SG17 of South Holland Local Plan; Policy 2, 3, and 4 of South East Lincolnshire Local Plan; and Sections 2, 12 and 14 of the National Planning Policy Framework.

It is therefore recommended to approve this application via delegated decision.