DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-0582-19**	**Applicant:**	**Mrs Jenni Kane-Stacey**
Proposal:	Erection of 4 dwellings to be used as holiday lets and associated works including roadway and accessible play park		
Location:	62 Water Gate Quadring Spalding		
Terminal Date:	6th August 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
09	Promoting a Stronger Visitor Economy
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 & 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
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full application for the erection of 4 dwellings to be used as holiday lets and associated works including a roadway and accessible play park at 62 Water Gate, Quadring. The proposal seeks to provide 1 x four bedroom property, 2 x three bedroom property and 1 x two bedroom property accessed from an existing access serving 62 Water Gate. Exact materials of construction would be addressed by a planning condition. The design and access statement states that a hydrotherapy pool is intended to be installed on site in the future which would serve disabled visitors and the wider community. However, this does not form part of the current application.

The proposed two storey four bedroom holiday let would be sited on the south west corner of the site and would contain an open plan kitchen / dining / living area, two bedrooms and two shower rooms. Two bedrooms and a shower room would be sited at first floor level. Decking and a hot tub would be sited to the rear.

The single storey three bedroom let would be sited on the south east corner of the site and would contain an open plan kitchen / dining / living area, three bedrooms, a shower room and a bathroom. Decking and a hot tub would be sited to the rear.

The single storey two bedroom let would be sited on the north east corner of the site and would contain an open plan kitchen / dining / living area, two bedrooms and two shower rooms. Decking and a hot tub would be sited to the rear.

The two storey three bedroom let would be sited in the north west corner of the site and would contain an open plan kitchen / dining / living area, two bedrooms and two shower rooms at ground floor level. The third bedroom and a shower room would be sited at first floor level. Decking and a hot tub would be sited to the rear.

Proposed materials of construction are red bricks, terracotta pantiles and timber windows and doors. Exact materials details will be addressed by condition.

Site Description

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. The proposal site is within Flood Zone 3 of the Environment Agency Flood Maps and not subject to increased hazard or flood depth on the 2115 South East Lincolnshire Strategic Flood Risk Assessment (March 2017) Mapping. Finished floor levels would be set at 300mm above existing ground level.

History

H15-0999-13

Outline - Residential development - affordable housing scheme - Approved - 08 January 2014

H15-0621-16

Outline - Residential Development - Approved - 23 September 2016

H15-1171-17

Reserved Matters - Erection of 8 detached dwellings - outline approval H15-0621-16 - Approved - 26 April 2018

Consultation Responses

County Highways & SUDS Officer

No objections.

SHDC - Environmental Protection Officer

Requests full contaminated land condition.

Members of the public

One objection

- Concerned that the holiday lets would become conventional housing stock
- Highway safety from additional traffic.
- Impact on local services

Planning Considerations

- Principle of use
- Highway safety
- Impact on local services
- Access road layout and construction.

The principle of holiday lets in this location is agreeable. Both holiday lets and conventional housing stock fall within the same use class, C3. Therefore, a planning application would not be required to change between the two uses. The application seeks to reduce the number of dwellings on site than that of 8 in number previously approved under the reserved matters application H15-1171-17. The design of the properties is visually pleasant, with large amenity spaces and no material impact from overlooking or overshadowing. The additional of four holiday lets on this site is not of a scale where traffic will be severely affected. There is not considered to be a material detrimental impact on services as a result of this proposal.

Policy 9 of the South East Lincolnshire Local Plan concerns "Promoting a Stronger Visitor Economy." The criteria within that that "proposal for tourism and visitor development which utilise and enrich the natural built environment and existing attractions of South East Lincolnshire to the benefit of the local economy will be supported within the boundaries of settlements identified in Policy 1."

It is considered that the proposed holiday lets accord with the above, are in keeping with the character of the locality and do not conflict with neighbouring land uses. This local policy is in accordance with Paragraph 83 of the National Planning Policy Framework which supports "sustainable rural tourism and leisure developments which respect the character of the countryside."

As the proposal did not require the creation of a new access, the County Highways & SUDS Officer could not raise any concerns. However, it is the opinion of the local planning authority, that amenity of site users would be improved by the additional of a turning circle to aid manoeuvrability and the use of tarmac instead of gravel to add the mobility of disabled users of the holiday lets. These matters will be addressed by planning informatives as they are not of material planning concern to justify a recommendation for refusal alone.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2, 3, 4, 9, 10, 11 and 17 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 and Paragraph 83of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

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 to grant permission 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 to grant permission 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 to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.