

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H15-1015-19	Applicant:	Mr A Hubbard - Red Roof Developments
Proposal:	Erection of detached bungalow and detached garage - approved under H15-1103-18 - Modification of Condition 2 to allow amendments to previously approved plans		
Location:	6 Town Drove Quadring Spalding		
Terminal Date:	9th December 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
28	The Natural Environment
29	The Historic Environment
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
 Section 15 - Conserving and enhancing the natural environment
 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

CASE OFFICER ASSESSMENT

Proposal

This is an application to vary the approved plans relating to the erection of a detached bungalow and detached garage at 6 Town Drove, Quadring (H15-1103-18).

There are a number of internal alterations proposed. The most significant of which would be the enlargement of the kitchen and dining area to also incorporate the living area. The footprint of the property would remain the same, as would the overall height.

Site Description

The site is the rear garden of no. 6 Town Drove, which is located to the east. However, as the front elevation faces east, the garden itself has a boundary with Town Drove. The site is mostly surrounded by trees, apart from the eastern boundary. There is also a tree within the site, however this is not protected. There are agricultural fields to the rear and the access to these fields runs adjacent to the western boundary. There is a listed building further to the west (no. 14 Town Drove, Grade II listed).

The site is located within the settlement boundary for Quadring in the South East Lincolnshire Local Plan (2019).

History

H15-1103-18 - Erection of detached bungalow and detached garage (approved December 2018)

Consultation Responses

LCC Historic Environment Officer - Initially raised concern that application is seemingly seeking to remove most of the traditional detailing they incorporated after it was previously advised that the original designs were not in keeping with the historic village context, and within the setting of the Listed cottage adjacent. Without the chimney, segmental arch window, and just using a bland soldier course above and below each window (instead of traditional window sills), this just looks like an 'off the shelf' suburban bungalow, which we had been trying to avoid. Amended plans have since been received and the HEO has no objections.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

SHDC Conservation Officer - In respect of the originally submitted plans it was commented that they were wholly in agreement with the opinion of LCC's Historic Environment Officer. The proposed modification would cause a near complete loss of traditional design details and would therefore undermine the purpose of the amendment to the plans originally conducted under application H15-1103-18. Suggests that the proposed modification should seek to align itself more with the historic design of nearby and adjacent properties and the village at large. No response has been received from the SHDC Conservation Officer to the amended plans.

Planning Considerations

The site already has an extant planning permission for residential development and so the key issue to be assessed in this instance is whether the proposed amendments to the plans are acceptable.

The removal of some external features (stone cills, chimney and flat and segmental arches) was originally proposed. However, following comments from SHDC's Conservation Officer and LCC's Historic Environment Officer, the applicant has reverted to the originally approved external design with the exception of some alterations to the fenestration which have minimal impact on the design.

The proposed internal alterations are acceptable and rooms would remain of an adequate size.

There have been no resident objections and it is not considered that the proposed changes would have a material adverse impact on residential amenity. There would be no alteration to the footprint of the dwelling and there should be no issues of overlooking given that there is only a field access to the west and the only window on the north-eastern boundary facing the existing dwelling would be to an bathroom and would therefore be obscure glazed.

Conclusion

Taking into account the above, the proposed changes are considered to be in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 16 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated 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.