

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H15-1028-20 **Applicant:** Quadring Developments
Proposal: Erection of 5 dwellings - outline approval H15-0463-18
Location: 70 Main Road Quadring Spalding
Terminal Date: 28th February 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
17	Providing a Mix of Housing
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

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

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	2
HIGHWAYS & SUDS SUPPORT	0	0	0	1
WELLAND AND DEEPINGS INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	1	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Reserved matters approval is sought for the erection of 5 dwellings at 70 Main Road, Quadring. Outline planning permission was granted under application ref. H15-1068-17 and amended under H15-0463-18.

The proposal is for 5 x 4 bed detached dwellings with garaging and on plot parking. The development will be accessed by a private drive to the eastern side of no. 70, with a new access being created off Main Road.

Site Description

The site forms part of the garden belonging to 70 Main Road and extends to the rear of no's. 72 and 74, all of which are bungalows. Agricultural fields abut the site on the other three boundaries. A drain runs along the eastern boundary. Close board fencing lines the northern boundary to the rear of no's 72 and 74, with the remaining boundaries being defined by hedging.

History

H15-0463-18 - s73 modification - Residential development of 5 three or four bed properties with garages - approved under H15-1068-17 - removal of Condition 4 (approved July 2018)

H15-1068-17 - Outline application - Proposed residential development to include demolition of existing bungalow (approved February 2018)

Consultation Responses

Cllr Walsh - Whilst the property design and layout look okay, it is difficult to see that the number of properties being proposed can be built without being very cramped together. Access to and from the site needs to be very carefully assessed by LCC Highways as there would appear not to be a clear line of site in both directions and could be a potential for accidents. It is unclear as to where the bin store is proposed to be and the design and could cause issues on collection days.

Cllr Bingham - I would question whether the road width to allow access to the rear of the site where it passes the remaining bungalow can be achieved using land within the ownership of the applicant with regard to the width of the drain proposed to be filled in.

Quadring Parish Council - Objects on the following terms: It appears to be that there are too many houses on this site, with the access a big problem (coming out onto the A152 on a blind bend). How are the lorries delivering going to get onto the site without any other buildings being demolished? There is a dyke alongside the site and it is very unstable with no other access available.

LCC Highways/SUDS - No objection to submitted details. Confirms that no condition required after the subsequent submission of the Construction Management Plan and Site Management Plan.

Welland and Deepings IDB - The technical details for the infilling of part of the dyke on the eastern boundary of the site have been agreed between the Board and the current landowner and the Board's consent has also been granted for these works as part of the overall development of the site. The proposal that roof water is to discharge to soakaways and foul water to connect to the mains system are both fine in principle with the Board.

Public (1 objection received, summarised) -

- Concerns re suitability and width of access road
- Site is very small for 5 houses
- Impact on local hospital, doctors and school
- Already too many houses planned for Quadring
- When permission was granted to build on this site, there were to be trees near the boundary with

the land to the east

Comments have also been made requesting that a minimum of 6 swift nest bricks be installed in the fabric of the buildings.

Planning Considerations

Principle

As the principle of development on the site has already been established, the main issues to be taken into account in respect of this application are whether the proposed scheme is acceptable in terms of the reserved matters (layout, scale, external appearance, means of access and landscaping).

The outline approval is for 5 dwellings, therefore up to 5 dwellings are permitted to be developed on site.

Layout, Appearance and Scale

The proposal is for 5 x 4 bed detached dwellings with garaging and on plot parking. Four house types are proposed, although all would be similar in terms of design concept and form a cohesive development overall in visual terms. The proposed materials of construction are Hampton Rural Blend bricks with Redland Stonewold tiles to the main roof and Redland Slate to the porch roofs. Red brick dwellings are typical of South Holland and there are numerous examples of this in the vicinity of the site. Tiles would be grey in colour with cream windows and grey doors. Overall it is considered that the proposed dwellings are attractive in appearance and would not be at odds with the character of the wider area.

In terms of layout, each dwelling would be sited centrally within the plot, in a similar layout to a cul-de-sac, albeit without a large turning area at the end. The layout of each plot allows for parking within the curtilage. As the development would be served by a private drive, a refuse collection point is sited adjacent to the public highway.

With regard to scale, all properties would be two-storey and occupy a similar footprint to other dwellings in the vicinity. Two storey development is not at odds with existing development in the vicinity as there are examples of two-storey dwellings in the wider area. Given that finished floor levels would need to be raised only 300mm above existing ground level and the closest dwelling (no. 70) would be approx. 11m away, the proposal wouldn't create a development at odds with adjoining properties. Garden levels would remain as existing.

Taking the above into account, it is concluded that the layout, scale and appearance of the scheme accords with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Access and Parking

The development would be served by a private drive off Main Road, with each dwelling having an individual access from the private drive. The Highway Authority have raised no objection to the proposed access arrangements on highway safety grounds. In order to facilitate the retention of the frontage bungalow whilst providing an access road of suitable width, part of the drain to the eastern boundary would be piped. The relevant IDB have been consulted on the application and have advised that the technical details for the infilling of part of the drain have been agreed between the Board and the current landowner and the Board's consent has also been granted for these works as part of the overall development of the site. The proposal is therefore considered to be in accordance with Policy 2 of the Local Plan which requires it to be demonstrated that access and vehicle generation levels will be acceptable.

Appendix 6 of the Local Plan sets out minimum parking standards, including for new residential development. 3 parking spaces within the curtilage should be provided for dwellings with 4 or more bedrooms. Between the garaging and the driveway space provided, the proposal complies with this requirement. The development will also include a new garage for no. 70, with a new driveway to the

front of that property being created. This arrangement is acceptable.

Landscaping

In terms of soft landscaping, tree and shrub planting is proposed to the front of properties, with some shrub planting also along the access road. Rear gardens would be grassed.

Hard landscaping would take the form of gravelled drives, buff paving slabs to the side and rear of properties with a tarmac private drive.

Boundary treatment details will be discharged separately.

This is considered to be a suitable landscaping scheme for the site and in accordance with Policy 3 of the Local Plan in respect of its provisions on landscaping.

Residential Amenity

It is not considered that there would be a material adverse impact in terms of overlooking, overshadowing or the properties being overbearing in nature.

The closest dwelling (no. 70) would be approx. 11m away from the side elevation of Plot 1, which is an acceptable distance in planning terms where there is a rear to side relationship. The other two frontage properties that adjoin the site are approx. 22m and 23m from the facing elevation of Plot 5 respectively. There are no first floor facing windows proposed on either Plot 1 or 5. Levels at the boundaries with these properties are to remain as existing and given that finished floor levels would only be raised by 300mm there would be no material impact generated in terms of levels.

All properties sit well within the site, allowing for suitable external amenity space for occupiers, and privacy in internal amenity areas.

In light of the above, the proposal is considered to accord with Policies 2 and 3 of the Local Plan in respect of their provisions on residential amenity.

Flood Risk and Drainage

Condition 8 of H15-0463-18 requires that finished floor levels (FFLs) of the dwellings are raised 300mm above existing ground level. It is noted that the submitted block plan does not appear to show finished floor levels as being raised to this extent (only approx. 150-200mm), therefore a further condition will be added reiterating this point.

Foul water would be discharged into the existing Anglian Water network in Main Road and roof/surface water to soakaways. It is intended that surface water run off from the private drive will infiltrate into the verges. The IDB are content with the surface water drainage arrangements.

Given the above, it is considered that the drainage proposals accord with Policies 2, 3 and 4 of the Local Plan which require proposals to provide appropriate means of drainage. The need to raise finished floor levels to 300mm above existing ground level will be reiterated via condition.

Planning Balance

The principle of residential development on this site has already been established by virtue of the outline permission. It is not considered that the proposal would materially harm the character or appearance of the locality or amenity of residents. There are no material highway issues and parking levels are in accordance with the Local Plan requirements. Drainage matters are considered to have been appropriately addressed. Floor levels can be address further by means of condition.

Taking the above into account, the planning balance is considered to be in favour of the proposal.

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.

Conclusion

Taking into consideration the above, the proposed development is considered to be in general accordance with Policies 2, 3, 4 and 36 (and Appendix 6) of the South East Lincolnshire Local Plan (2019) as well as Sections 12, 14 and 15 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.