

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H15-1103-18	Applicant:	Mr G Gildenhuys & S Redfern
Proposal:	Erection of detached bungalow and detached garage		
Location:	Adj. 6 Town Drove Quadring Spalding		
Terminal Date:	25th January 2019		

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

The presumption in favour of sustainable development
 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 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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	1	1
OTHER STATUTORY	0	0	1	0

BODIES				
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CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of a detached bungalow and detached garage on land adjacent to 6 Town Drove, Quadring.

The bungalow would be a 3 bedroom property with a double detached garage. A new vehicular access would be made off Town Drove. The materials of construction are to be dealt with via condition.

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 outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the countryside. However, it is within the settlement boundary for Quadring in the South East Lincolnshire Local Plan (Publication Version, March 2017).

Representations

SHDC Environmental Protection - No objection.

LCC Highways/SUDS - No objection.

LCC Historic Environment Officer - Initially expressed concerns regarding the modern design with listed building to the west, however amended plans have since been submitted which they are now content with. Requests standard archaeological conditions.

SHDC Conservation Officer - LCC Historic Environment Officer - Initially expressed concerns regarding the modern design with listed building to the west, however amended plans have since been submitted which they are now content with.

SHDC Tree and Nature Conservation Officer - Comments re protection of hedge and trees to be retained during construction period. If a no dig method of construction was used, using a geo-cellular system to hold the chippings, then roots damage would be kept to a minimum.

Material Considerations

As the site is outside of any defined settlement limit, it is classed as being in the countryside. Sites located in the countryside would normally be assessed against Policy HS7 in the South Holland Local Plan (2006). This policy only allows residential development in the open countryside where there is an essential need, or small scale rural exception affordable housing that complies with Local Plan Policy HS9.

However, the Council does not currently have a five-year supply of deliverable housing sites.

Paragraph 11 of the National Planning Policy Framework, 2018 (NPPF) states that decisions should apply the presumption in favour of sustainable development and where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, the most important policies for

determining the application (i.e. those relating to the supply of housing) are considered out-of-date. Paragraph 11 of the Framework goes on to state that, in such circumstances, permission should be granted unless: (i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; (ii) or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole. Ultimately, the planning system has three overarching objectives to be pursued to achieve sustainable development: economic; social; and environmental.

In terms of point (i), there is not a clear reason for the development to be refused when taking into account policies in the Framework that protect areas or assets of particular importance as defined by Paragraph 11 of the NPPF.

In terms of point (ii), it is not considered that there would be any adverse impacts (when assessing the proposal against the Framework and the overarching objectives) that would significantly and demonstrably outweigh the benefits:

Economic - The development may support the local economy through employment opportunities associated with construction and future occupants may work locally and support local services.

Social - The proposal would contribute towards housing supply in the district (Section 5) and a safe form of development appears capable of being created. Some services, facilities and open space are available in Quadring.

Environmental - The site is within the existing built up area of Quadring and would add to an existing row of frontage dwellings along this part of Town Drove. It would therefore effectively be infill development. It is considered that the site is capable of accommodating a dwelling without harming existing character. It would not appear cramped within the plot and both SHDC's Conservation Officer and LCC's Historic Environment Officer are content with the revised design. Materials of construction are to be dealt with via condition.

The site is also within the settlement boundary for Quadring in the South East Lincolnshire Local Plan (Publication Version, March 2017) and is therefore considered to be a sustainable settlement.

Residential amenity

There have been no resident objections and it is not considered that there would be a material adverse impact on residential amenity. An acceptable level of external amenity space would be provided for the new dwelling as well as being retained for the existing dwelling. It would not have an overbearing effect, being only one storey in height, 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 en-suite and would therefore be obscure glazed.

Impact upon character and appearance

As previously discussed in the policy section above, it is not considered that the proposal would have a material adverse impact upon the character and appearance of the area.

Flood risk

The site is located within Environment Agency Flood Zone 1 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as not being affected by flood hazard or flood depth. The site is therefore within a sequentially preferable location in terms of flood risk.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies SG1, SG14, SG17 and HS6 of the South Holland Local Plan (2006), as well as Paragraphs 7 and 8 and Sections 5, 12, 14 and 16 of the National Planning Policy Framework (2018).

The recommendation is therefore for a delegated approval.