

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0065-19 **Applicant:** Mr D Drew
Proposal: Residential development - pair of 4 bedroom semi-detached houses
Location: Adj. The Robin Hood Inn 1 Bourne Road Spalding
Terminal Date: 20th March 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
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
36	Vehicle and Cycle Parking

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

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SPALDING CIVIC SOCIETY	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	0	0	1
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CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the development of a pair of 4 bedroom semi-detached houses adjacent to The Robin Hood Inn, 1 Bourne Road, Spalding.

The proposed dwellings would front on to Horseshoe Road with a drive to the front/side and a small garden area to the rear. The existing access off Horseshoe Road would be utilised for plot 1 whilst a new access would be created off Horseshoe Road for plot 2.

The proposed materials are a red brick with light and dark shades (Vandersanden Cottage Mixture) and grey double pantile roof tiles.

Site Description

The site is adjacent to a former public house (the Robin Hood Inn) which is currently being converted to residential use. Winsover Road is to the north and to the south is Horseshoe Road. There are residential properties (bungalows) to the west and two new build properties on the opposite side of Horseshoe Road. Existing development in the area is varied in terms of design, size and age.

Representations

Cllr Newton - I have no objection to the design and layout of the houses. Re Former Robin Hood pub. Would it be possible to ask the owners if they can preserve the original leaded window with Soames inscription? If they don't want to keep it in the building, I am sure The Gentleman's Society would be interested.

SHDC Environmental Protection - No comments or objections.

LCC Historic Environment Officer - No archaeological impact.

LCC Highways/SUDS - No objections, subject to standard notes being included on decision notice.

Spalding Civic Society - It would be difficult to imagine more characterless and unimaginative architecture.

Main Issues

- Principle
- Design and layout
- Residential amenity
- Flood risk
- Other considerations

Principle

The site is within the settlement boundary for Spalding as set out in the South East Lincolnshire Local Plan (2019) and so residential development in this location would, in principle, be acceptable. Furthermore, the site currently has full planning permission (H16-0171-16) for a pair of semi-detached dwellings. The principle of residential development on the site has therefore already been established.

Design and layout

Existing dwellings in the area are varied in terms of design and age. To the west is a row of terraced bungalows and on the opposite side of Winsover Road are terraces of two-storey dwellings that are much older. In contrast, there is a relatively new pair of semi-detached properties opposite the site on Horseshoe Road. The proposal is for a pair of semi-detached dwellings constructed of a red light and dark blend brick with grey pantile roof tiles. It is not considered that the property type, size and proposed materials of construction would be out of keeping with existing development in the vicinity.

Spalding Civic Society have commented that the proposed dwellings are characterless and of unimaginative architecture. It is accepted that the design of the proposed dwellings is not architecturally outstanding but the proposal has to be considered in the context of the surrounding development along Winsover Road and Horseshoe Road which is limited in terms of character. Furthermore, there are no listed buildings or buildings of historic interest in the immediate vicinity. The proposed design is therefore considered to be acceptable and would arguably be better than numerous existing properties along Winsover Road.

Residential amenity

The separation distances between the proposed dwellings and existing dwellings would be sufficient to ensure that there would not be a material adverse impact in terms of overlooking, loss of light or the properties being overbearing in nature. Plot 1 would be approx. 12m from the existing property to the west and plot 2 approximately 6.5m from the existing property to the east. Furthermore, the proposed dwellings have no side facing windows at first floor level.

The amount of external amenity space that would be provided is acceptable for a town centre location and when considered in comparison to those belonging to the terraced bungalows to the west which are of similar size.

No resident objections have been received.

Flood risk

The site is located within Environment Agency Flood Zone 3a and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as an area of no hazard and no depth. It is proposed that finished floor levels be set at 300mm higher than existing ground level at 3.85m ODN. This is considered to be sufficient to mitigate against flood risk.

Other considerations

The issue of the windows in the adjacent former public house is the subject of a separate planning application, which is yet to be determined, for replacement windows and doors (H16-0177-19).

Conclusion

Taking the above into account, the proposal is considered to be in accordance with Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (2019) as well as Sections 5, 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.