DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-0266-19**	**Applicant:**	**Mr Gregory Roffe**
Proposal:	Erection of detached bungalow - plot 1 (Outline approval H16-1000-16).		
Location:	Laburnum Lodge 40 Spalding Common Spalding		
Terminal Date:	17th June 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
31	Climate Change and Renewable and Low Carbon Energy
32	Community, Health and Well-being
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

NPPF 2019

Sections 6, 7, 10.

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Reserved matters (Access, Appearance, Landscaping, Layout and Scale of Plot 1 only) relating to

the erection of a detached bungalow on plot 1 of Outline approval H16-1000-16 (Residential development - 5 single-storey dwellings).This plots stands to the north of the shared entrance to the site.

The details propose a detached, single storey 3 bedroom dwelling with a loft storage space. The dwelling would have a simple plan form, with a lower, single storey living room element extending in to the rear garden area. The loft space would be lit via 3 roof lights.

A detached garage is also proposed.

The materials are proposed to be External Bricks will be TBS original Gault blend brick and Roof tiles Sandtoft Double pantile Terra Red.

Site Description

The wider site consists of a large domestic plot that is in the process of development for 5 dwellings. There are properties to the rear of the site accessed from Cradge Bank and recently constructed properties directly to the south.

This plot sits on the frontage with Spalding Common.

History

H16-1000-16 (Outline) Residential development - 5 single-storey dwellings. Approved 23-12-16
H16-0709-17 Proposed bungalow and garage (Plot 2) (outline approval H16-1000-16) Approved 05-10-17
H16-0708-17 (Full) Detached garage with storage above. Approved 14-09-17

Consultation Responses

LCC Highways & SUDS Support - further information was requested and received. As a result no observations are returned.

Third parties - none received.

Planning Considerations

The principle of development of this site is accepted by the outline consent granted. Other plots have been subject to consents and are under construction.

It is considered that the form and bulk of this bungalow would be in keeping with existing dwellings in the area and the properties being developed on the rest of the site.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity. The design, scale and layout is considered to be appropriate for the site.

The materials proposed are considered to be acceptable.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with policies 2, 3, 4, 31, 32, 36 of the South East Lincs Local Plan, 2019, as well as Sections 6, 7 and 10 of the National Planning Policy Framework, 2019.

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.