

Your ref: PP-07304941
Our ref: 1332 1 LMS MAG

26 September 2018

Submitted via the Planning Portal only

Planning and Building Control Manager
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Dear Sir

CENTRIC HOMES LTD
ERECTION OF A BUNGALOW TO INCLUDE THE DEMOLITION OF EXISTING
INDUSTRIAL PREMISES
LAND REAR OF 2 CARRINGTON ROAD, SPALDING, LINCOLNSHIRE, PE11 1LY

Please find attached a Full Planning Application for the erection of a two-bedroom bungalow with integral garage to include the demolition of the existing commercial premises on site.

Planning permission was originally granted in 2007 (LPA ref H16-1508-07) for the construction of a virtually identical proposal to the one proposed here and this was subsequently approved as a resubmission in 2011 (LPA ref H16-0073-11). Both these applications were assessed against the prevailing local plan policies at the time, in particular policy SG17 - Protection of Residential Amenity, and were found to be acceptable. Until such time as the South East Lincolnshire Local Plan is adopted, policy SG17 is still in force.

In 2017, an application (LPA ref H16-0948-17) was submitted for a larger property on a larger plot and was refused citing reasons which referred to local policy SG17 - Protection of Residential Amenity, HS4 - New Housing in Spalding and the Area Centres and SG14 - Design and Layout of New Development. An identical application (H16-0083-18) was also refused in May 2018 on the same grounds. In the absence of a five-year housing land supply, local policy HS4 should be considered out of date as it seeks to control housing numbers.

This latest planning application is essentially the same proposal as considered acceptable by the local planning authority on two previous occasions when assessed against the same local plan policies.

In support of this latest application, we thought it prudent to consider the reason for refusal for the most recent applications albeit that the reason on each refusal relates to a much larger dwelling set within a larger curtilage than the current proposal.



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The application site is occupied by an existing commercial property with a small concrete yard in front which is in separate ownership to the bungalow (2 Carrington Road) with which it shares the same access off Carrington Road. The access to the commercial building runs alongside the side elevation of 2 Carrington Road. Over the years the commercial building has had numerous tenants including the following:-

- Historically the site was used as a milk delivery depot.
- 2007-2012 Vitaijus Solencovos operated a car repair garage. The business was very busy with cars and trucks visiting the site together with repairs and maintenance being carried out.
- 2012-2013 'Thomos' operated a business in the same fashion.
- 2013 to late 2013 Vytavtius Ciryinskas repaired cars and also bought and sold vehicles from the site.
- Late 2013-February 2016 World Trade Network bought goods from Amazon and then sold them on to the general public. The building was used as an office and for storage. The use generated significant vehicular traffic movements.
- February 2016 to the end of 2017 the site was used by Sedge Homes for storage of 'For Sale' and 'For Rent' signs along with the storage of an advertising hoarding mounted on a trailer and the parking of company cars.

From the evidence we have gathered, it is clear that the use of the building has over the years created significant numbers of vehicular movements which were far in excess of those associated with the redevelopment of the site with a single two-bedroom bungalow. The amenity of the occupiers of 2 Carrington Road will be greatly improved following the redevelopment of the site and not, as stated on recent decision notices, the complete opposite.

In addition to the improvement to the residential amenity of 2 Carrington Road, there will be a significant improvement to the amenity of the wider area through the loss of a non-conforming use in a primarily residential area. The reduction in vehicular movements will also benefit highway safety and the visual amenity of the area.

Our client has removed the rather overgrown conifers on the driveway from Carrington Road which physically had the impact of reducing the width by approximately 1m. This creates more room for the modest traffic numbers associated with a single two-bedroom bungalow which, having regard to its proximity to local services and amenities might easily suit an occupier who does not rely on the private car.



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Flood Risk

The application site lies within Flood Zone 3a as indicated in the Environment Agency's Flood Zone maps. Table 2 in the Planning Practice Guidance (PPG) indicates that residential development is classed as more "more vulnerable" and table 3 in the PPG indicates that both the Sequential and Exception Tests must be passed for a proposed development to be considered acceptable. However, the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) shows that there is no flood depth hazard associated with the site. The application site is Brownfield and lies within the most sustainable location within the district.

Conclusions

The proposed redevelopment of the site has been considered acceptable by the LPA on two previous occasions when measured against the policies in the adopted local plan.

The removal of an unrestricted industrial use in a predominantly residential area will have positive benefits for the existing dwelling (2 Carrington Road) and the surrounding area.

A new dwelling close to the main amenities in the town centre will result in a sustainable form of development and conform to the policies in the development plan, the emerging local plan and the guidance set out in the National Planning Policy Framework.

We trust these details are in order, however, should you require and further information, please do not hesitate to contact us.

Yours faithfully



Lewis M Smith MRTPI



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