

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0960-18 **Applicant:** Centric Homes Ltd

Proposal: Erection of bungalow, including the demolition of existing industrial premises

Location: Land: 2 Carrington Road Carrington Road Spalding

Terminal Date: 27th November 2018

Planning Policies

Local Plan July 2016:

HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

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	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of a bungalow, including the demolition of existing industrial premises on land at 2 Carrington Road, Spalding.

The proposal is for a 3 bed bungalow which would be accessed between the frontage bungalow and the rear gardens of properties fronting on to Winsover Road.

The parking for no. 2, which is currently located to the rear of the property, would be relocated at the front. The existing flat roof extension to the front of the bungalow is proposed to be demolished. A new small garden would be created to the rear of no. 2.

Site Description

The site lies to the rear of a frontage bungalow (2 Carrington Road) and currently accommodates a brick built garage/workshop. Historically, this building has been used by various occupants for uses which generated vehicular movements, including car repairs and sales, and for storage and distribution of products to the general public.

Existing development along Carrington Road and Winsover Road is generally characterised by frontage properties with long rear gardens.

Relevant Planning History

H16-1216-07: Change of use of building used for light industry to domestic dwelling - REFUSED
H16-1508-07: Proposed change of use of building from light industry to domestic - APPROVED
H16-0073-11: Proposed change of use of building from light industry to domestic - renewal of H16-1508-07 - APPROVED
H16-0948-17: Residential dwelling - REFUSED
H16-0083-18: Residential development - Erection of bungalow (re-submission of H16-0948-17) - REFUSED

Representations

SHDC Environmental Protection - Requests full contaminated land condition due to past use for vehicle service and repair.

LCC Highways/SUDS - No objections. Requests informatives.

Public (one representation, summarised):

- Section 21 of application form incorrect as existing unit on site has asbestos roof
- Section 23 relating to means of disposal of sewage has been answered 'unknown'. Current sewage system in area is poor
- The site is overgrown

Material Considerations

- Principle
- Impact upon character and appearance of the area
- Residential amenity
- Other

Principle

The site is within the defined settlement limit for Spalding as set out in the South Holland Local Plan (2006) and so residential development in this location would, in principle, be acceptable.

Impact upon character and appearance of the area

The proposal is classed as backland development. This would be at odds with the existing development pattern in the locality which is predominantly characterised by frontage dwellings with

long rear gardens. The site has a history of applications for the residential use of the site. The decision notices for the two most recent applications (H16-0948-17 and H16-0083-18), which were refused, state (as a refusal reason) that: "The proposed dwelling would represent an unacceptable form of backland development that would have an adverse effect upon the character and appearance of the area." The present application site is not materially different from that previously refused and so it is considered that this refusal reason is still applicable.

Furthermore, the proposed dwelling would appear cramped within the plot compared to existing dwellings in the vicinity, being just 0.6m from the south-eastern boundary and no more than 1.3m from the north-western boundary.

Residential amenity

The proposed dwelling would be accessed via a private driveway which runs past what is effectively the principal elevation of 2 Carrington Road, with a number of rooms and windows facing immediately on to it. Given the proximity of the access to the living spaces of no. 2, it is considered that traffic and pedestrian movements associated with the new dwelling would result in serious detriment to the residential amenity of no. 2 in terms of noise and disturbance. It would also threaten the privacy of the occupants of no. 2 by increasing the likelihood of overlooking.

In addition, the site is restricted in size and so the new dwelling would have little by way of beneficial outside amenity space. It would therefore not offer future occupants an acceptable standard of amenity.

Other

A member of the public contends that Section 21 of the application form is incorrect as the existing unit on site has an asbestos roof. However, this section relates to whether a proposed future use once operational would generate hazardous waste, as opposed to the construction process itself. The disposal of asbestos is not a material planning consideration. In respect of the comment about sewage disposal, it can be conditioned that the applicant must submit details of the proposed means of foul water disposal.

Conclusion

Taking the above into account, it is not considered that this application has overcome the previous reasons for refusal. It is therefore deemed to be contrary to Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation therefore is for a delegated refusal.