

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-1173-18 **Applicant:** Mr P Coupland
Proposal: Proposed three-bay garage with self-contained flat above
Location: Land Opposite 13 And 15(A To F) Cradge Bank Spalding
Terminal Date: 20th February 2019

Planning Policies

Local Plan July 2006:

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
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for a proposed three-bay garage with self-contained flat above on land opposite 13 and 15 Cradge Bank, Spalding.

The proposed dwelling would be a one-bed flat with en-suite and a combined cooking, eating and living area. The triple garage at ground level has been incorporated in order to provide off road parking space for the proposed dwelling, as well as properties fronting on to River Bank where only on-street parking is available.

Site Description

The site fronts directly on to Cradge Bank, but forms part of the joint rear garden of properties fronting on to River Bank. It also abuts the end of the rear gardens of no's. 5 and 6 River Bank. There is a pub to the south with 4 newly constructed flats the other side of this. There are detached properties and flats opposite.

Representations

SHDC Environmental Protection - No comments or objections.

LCC Highways/SUDS - Does not wish to restrict the grant of permission.

Public -

- Overdevelopment of site;
- Concern over safety of access;
- Sufficient development is proposed in the Local Plan.

Material Considerations

- Principle
- Impact upon character and appearance of the area
- Residential amenity
- Highway safety
- Flood risk

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 for a three-bay garage at ground level with self-contained flat above. Although there are currently no other similar such developments along this part of Cradge Bank, existing development along the road is very mixed in terms of design, age and type. An open fronted garage was originally proposed at ground level, however it was not considered that this would be acceptable visually with the potential for a large area of breeze blocks being exposed when cars are not parked within. Consequently, amended plans have been received showing 3 garage doors to the front, which is an acceptable improvement.

An objector raises the concern that the proposal would represent overdevelopment of the site. The site is within the main built up area of Spalding where density is generally higher and the plot is larger than those belonging to the existing properties fronting on to River Bank immediately to the east. Furthermore, a 9m (approx.) garden would be provided and so, overall, it is not considered that the proposal would be overdevelopment of the site.

Residential amenity

An acceptable standard of living accommodation in terms of room sizes would be provided and

there should be no issues of overlooking or it being overbearing in nature due to the positioning of windows and the proposed property being at least 9m (approx.) from the rear of the dwellings fronting River Bank.

Highway safety

Concern has been raised over highway safety in respect of the vehicular access being on a bend and busy road. However, LCC Highways have not objected to the application and so it would be unreasonable to refuse the application on highways grounds.

Flood risk

The site is located within Environment Agency Flood Zone 3 and the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) identifies the site as not being affected by flood hazard or flood depth. No accommodation is to be provided on the ground floor and so the proposal is acceptable in flood risk terms.

Conclusions

Taking the above into account, the proposal is considered to be in accordance with 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 is therefore for a delegated approval.