DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H16-1200-18**	**Applicant:**	**Mr P Baker**
Proposal:	Two-storey side extension to provide one residential unit (re-submission of H16-0870-18)		
Location:	20 Bowditch Road Spalding		
Terminal Date:	29th January 2019		

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
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
SG20	Extensions and Alterations to Existing Buildings

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 & 14 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for a two storey side extension to provide one residential unit on residential

garden land adjacent to 20 Bowditch Road, Spalding. The proposal is within the defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. A recently refused scheme under reference H16-0870-18 sought an A1/A2 use at ground floor level with two flats above on a larger footprint.

The proposal seeks to provide non habitable rooms at ground floor level, which are a utility room, and a combined garage / bin / bike store. At first floor level a bedroom, shower room and combined cooking / eating / living area are to be provided. The submitted Flood Risk Assessment shows no habitable rooms below 2.60 metres above ground level.Materials of construction will be addressed by condition.

In terms of flood risk, the site is located within Flood Zone 3 of the Environment Agency's Flood Maps. A sequential test therefore needs to be undertaken. The Sequential Test is a decision making tool designed to ensure that areas at little or no risk of flooding are developed in preference to areas of higher risk. Paragraph 158 of the National Planning Policy Framework advises that: "The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding." For development to pass the sequential test it has to be demonstrated that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding.

The site, as situated, is located within Flood Zone 3 of the Environment Agency's Flood Map for Planning. The latest Agency Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations, such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

The South Holland Strategic Flood Risk Assessment (2017) is therefore used as a basis to apply the sequential test. In this respect, the site is located within an area identified as "Danger for All". However, it is not possible, consistent with wider sustainability objectives, for all new housing within the district to be delivered within an area of no risk and this is a less severe category. It is considered that there are no reasonably available alternative sites appropriate for the proposed development located in areas with a lower risk of flooding. In this respect, the Authority views reasonably available sites as those that are deliverable and developable (as defined by the NPPF) for the use proposed within the area, can accommodate the general requirements of the development and are, in principle, in conformity with the objectives and advice within the National Planning Policy Framework and its associated National Planning Practice Guidance relating to sustainable development and flood risk.

If it is not possible to locate the development within an area of lower flood risk, the exceptions test should be applied. The NPPF and the PPG set out two elements to the Exceptions Test. First, proposed development is required to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and second, that it will be safe for its lifetime without increasing flood risk elsewhere and, where possible, will reduce flood risk overall. This is aimed at allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available whilst helping ensure that flood risk to people and property will be managed satisfactorily.

In terms of the first element, the proposal will provide wider sustainability benefits to the community that outweigh flood risk; that is, the provision of additional housing in a sustainable location within the district. In terms of the latter, the Environment Agency has recommended that the properties be two-storey with no habitable rooms below 2.6 metres above ground level. The County Highways & SUDS Officer has no objections and has requested a standard utility informative.

The proposal is significantly reduced in size from the previously refused scheme. It provides an acceptable level of amenity for the future occupant and neighbouring properties without an overbearing, overlooking or overshadowing impact. The design is in keeping with that of the adjacent property and surrounding area.

In light of the above considerations the proposal is considered to be in accordance with policies HS4, SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.