DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0013-19**	**Applicant:**	**ILA Developments**
Proposal:	Erection of 2 detached houses with garages		
Location:	Walnut Tree Field Coalbeach Lane South Surfleet		
Terminal Date:	4th March 2019		

Planning Policies

Local Plan July 2006:

HS7	New Housing in the Open Countryside including Other Rural Settlements
SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2019

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
Section 15 - Conserving and enhancing the natural environment

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application for the erection of 2 detached houses with garages on Walnut Tree Field, Coalbeach Lane South, Surfleet.

The site is part of a wider area of land that currently has outline planning permission (H17-0300-18) and a reserved matters approval for 6 dwellings (H17-0361-18). The proposal is for the two approved semi-detached dwellings at the east of the site to be replaced with two detached dwellings. This was initially prohibited by a preserved tree located in this part of the site, however permission has since been granted for this tree to be felled due to its condition, and be replaced by a new tree.

The proposed detached dwellings would be similar to the approved semi's in terms of design and materials.

Site Description

The land concerned is part of a paddock, which is bordered by existing bungalows to the north and east and two storey dwellings slightly further to the south.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through it's formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site is located outside of any defined settlement limit as set out in the South Holland Local Plan (2006) and is therefore classed as being in the Countryside. However, it is within the settlement boundary for Surfleet in the South East Lincolnshire Local Plan (to be adopted March 2019).

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 10 - Meeting Assessed Housing Requirements;

Representations

Surfleet Parish Council - Support.

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

Public -
- Removed walnut tree should be replaced with another tree, rather than another house
- Loss of privacy
- Loss of view
- Impact on wildlife
- House and garage on plot 4 is very close to boundary; would have concerns re maintenance of fence

Main Issues

- Impact upon character and appearance of the area
- Residential amenity
- Nature conservation

Given that reserved matters approval has already been granted for 2 dwellings on this part of the wider development at Walnut Tree Field, it is considered that the key issue for consideration under this application is whether siting 2 detached houses on this part of the site would have a materially different impact to 2 semi-detached houses.

In character terms, 2 detached dwellings would be acceptable given that existing development to the north and east comprises of detached properties. Furthermore, the 2 proposed dwellings would be practically the same in terms of design to the 2 semi-detached properties already approved.

With regard to residential amenity, an objection has been received raising the issue of overlooking. There are no first floor side facing windows on the proposed dwellings and two of the three windows on the first floor at the rear would be obscure glazed. The other would be a bedroom window. However, there would be at least 20m separation distance between their rear elevations and the rear of properties on Glen Gardens. This is considered to be an acceptable distance. Additionally, the tree survey submitted with the application shows that the hedgerow along the eastern boundary would not be impacted which would provide screening.

Plot 4 has been moved closer to the boundary (approx. 1m away), however given that the rear garden of 37b Coalbeach Lane to the north is approx. 12m long, it is not considered that this would be unduly overbearing. Furthermore, a 1 metre separation distances between properties and boundary fencing is considered to be acceptable in planning terms.

Loss of a view is not a material planning consideration.

An Ash tree would be planted as replacement for the felled protected tree.

Conclusion

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG14 and SG17 of the South Holland Local Plan (2006), Policies 1, 2, 3 and 4 of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.