

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H17-0149-19 **Applicant:** Mr & Mrs Needham
Proposal: Erection of 5 detached dwellings (Outline Approval H17-0563-16)
Location: Land Adjacent: 72 Station Road Surfleet Spalding
Terminal Date: 5th April 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking

National Guidance

National Planning Policy Framework 2019

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
OTHER STATUTORY BODIES	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a reserved matters application relating to outline approval H17-0563-16 for the erection of 5 detached dwellings on land adjacent to 72 Station Road, Surfleet.

The proposal is for 5 x 4-bed two storey frontage dwellings with detached garages.

An access to the existing agricultural holding to the rear of the site would be retained between plots 3 and 4.

The dwellings would be constructed of red bricks of different tones with a mixture of rustic red and grey tiles.

Site Description

The site is a rectangular piece of agricultural land fronting on to Station Road. To the north are glasshouses and horticultural buildings. To the east is a bungalow with large windows facing the site and no boundary treatment and to the west is a chalet type dwelling. There is currently a conifer hedge along the southern and western boundaries. The River Glen is opposite across the road.

Representations

LCC Highways/SUDS - No objections subject to conditions.

Lincolnshire Fire and Rescue - Requests the installation of one fire hydrant.

No public comments have been received.

Main Issues

- Principle
- Highways
- Residential amenity
- Design and layout
- Other

Principle

The site currently has the benefit of an extant outline planning permission for 5 dwellings (H17-0563-16) and so the principle of residential development on the site has already been established.

Highways

New accesses would be created off Station Road for each of the proposed dwellings.

LCC Highways have not objected to the application and so it is considered to be acceptable in highways terms.

Residential amenity

There are no side facing first floor windows on plots 1 or 2 so there would be no issues of overlooking between these and the existing dwellings adjacent. Furthermore, the proposed dwellings have been designed in such a way as to ensure that overlooking is not an issue.

Plot 5 would be approx. 10m away from the existing dwelling to the east and so it would not have an overbearing effect or result in an unacceptable loss of light. Furthermore, plot 1 would be approx. 2.5m from the existing dwelling to the west at the closest point which is acceptable.

An acceptable amount of internal and external amenity space would be provided.

Design and layout

Existing residential development in the area is varied in terms of design, with a mixture of bungalows, two-storey houses and chalet type dwellings. These are constructed out of a range of different type bricks.

The proposed dwellings would be constructed of red bricks of different tones with a mixture of rustic red and grey tiles which is considered acceptable in the context of existing development. The proposed external appearance is appropriate given the variety of dwelling designs in the vicinity.

Each of the proposed dwellings would be set out within sufficiently sized plots.

Other

Condition 8 of the outline approval requires finished floor levels to be set at 500mm above existing ground level. Finished floor levels are proposed to be 5.0m OD, which is acceptable taking into account existing site levels.

Foul water would be disposed of via the existing Anglian Water foul sewer and surface water via soakaways.

The existing Leylandii hedge to the frontage would be removed and new trees planted to the front of plots. Permeable paving is proposed for driveways. This is acceptable.

Lincolnshire Fire and Rescue have objected to the application due to inadequate water supply for firefighting. This can be addressed through a condition requiring the installation of a fire hydrant.

Conclusion

Taking the above into account, the proposed development is considered to be in accordance with Policies 2, 3, 4, and 36 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.