

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H17-0423-19 **Applicant:** NF Asset Management Company Ltd

Proposal: Residential development - three dwellings with associated parking and amenity space - outline approval H17-1149-18

Location: 43-45 Reservoir Road Surfleet Spalding

Terminal Date: 26th June 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
APPENDIX 6 Parking Standards

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

CASE OFFICER ASSESSMENT

Proposal

This is a reserved matters application relating to outline approval H17-1149-18 for residential development of 3 dwellings between 43-45 Reservoir Road, Surfleet.

The proposal is for a pair of chalet type semi-detached dwellings and a detached dwelling of the same design. Each dwelling would have large dormers at the front and rear of the property. The proposed materials of construction are Traditional Brick & Stone Old Fulford Blend (red/brown facing) and red clay roof tiles. Most of the front and rear elevations would be finished in cream render.

Parking would be provided to the side of each dwelling.

Site Description

The site is situated between numbers 41 and 47 Reservoir Road. It was previously used as a storage yard and a car repair workshop and can therefore be classified as brownfield. The former workshop now has a lawful use certificate for use as a dwelling, although the building itself is unsightly.

There is currently fencing along the northern and western boundaries. The eastern boundary is lined by bushes and there are tall trees along the southern boundary.

Most of the site appears to be relatively level, but it does slope away considerably at the rear where it drops down to The Reservoir.

There are frontage properties extending along Reservoir Road either side of the site and there are properties to the rear on The Reservoir. Existing development in the area varies in terms of size and design. There are bungalows immediately to the west and a 2 storey property to the east, but only the first floor of this is really visible from the road due to the site sloping away.

The site is within the settlement boundary for Surfleet in the South East Lincolnshire Local Plan (2019).

History

H17-1149-18 - Outline permission for 3 dwellings (approved January 2019)

H17-0679-16 - Use of site as residential (Use Class C3) (approved September 2016)

H17-0600-13 - Demolish existing building and replace with two dwellings (refused and dismissed on appeal, February 2014)

H17-1167-07 - Demolish commercial vehicle repair unit and erect 2 dwellings (refused October 2017)

H17-0742-07 - Demolition of commercial vehicle repair unit and erection of dwelling (withdrawn July 2007)

Consultation Responses

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

No public representations have been received.

Planning Considerations

As the principle of development on the site has already been established, the main issues to be taken into account in respect of this application are whether the proposed scheme is acceptable in terms of layout, scale, external appearance, means of access, landscaping, site levels, drainage etc.

Layout/scale/external appearance

Existing residential properties in the area vary in terms of size and design. There are a mixture of bungalows, chalet bungalows and two-storey dwellings in the vicinity. The proposed dwelling type

(chalet bungalows) would therefore not be considered to be out-of-keeping with the existing character of development in the locality. Furthermore, the proposed dwellings would be of a likeness to no. 33 Reservoir Road in terms of design.

In terms of scale, the plots would be narrower than most along Reservoir Road, however it is not considered that the impact of this would be so detrimental as to warrant a refusal.

The external materials of properties in the vicinity are varied and so the proposed materials appear to be appropriate.

In terms of boundary treatments, 1.8m close board fencing would be installed in between the new dwellings. The fencing along the north-western boundary would be of greater height to take into account the difference in levels between the site and the adjacent property.

The only side facing windows would belong to bathrooms which should be obscure glazed, and so there should be no issues of overlooking. The proposed dwellings would be chalet bungalows and would be of sufficient distance from adjacent properties (approx. 7m to 41 Reservoir Road and 11m to 47 Reservoir Road) to ensure that they would not be of an overbearing nature and would not result in a material loss of light.

Access and Parking

Access would be directly off Reservoir Road. LCC Highways have not objected.

In terms of parking provision, 2 spaces would be provided within the curtilage of each dwelling. This is considered acceptable when taking into account the requirement set out in Policy 36: (Vehicle and Cycle Parking) and Appendix 6 for 2 parking spaces within the curtilage for dwellings with up to 3 bedrooms.

Landscaping

The rear gardens of the proposed dwellings would be grassed, with parking spaces to the side of dwellings being constructed of permeable block paving. There would be some shrub planting and lawn to the front of the dwellings. This is considered to be acceptable.

Site levels

Finished floor levels are to be set at 6.93m OD in accordance with the requirement to raise floor levels set out in the flood risk assessment submitted as part of outline application ref. H17-1149-18.

Drainage

Surface water is to be disposed of via soakaways and foul water via individual septic tanks. This is acceptable.

Conclusion

Taking the above into account, the proposal 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 therefore is for a delegated approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share

a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation to grant permission is considered to be a proportionate response to the submitted application based on the considerations set out in this report.