DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0860-18**	**Applicant:**	**Mr S Kitching**
Proposal:	Demolish existing bungalow, erect five-bed detached house with double integral garage and associated external works		
Location:	31 Station Road Surfleet Spalding		
Terminal Date:	2nd November 2018		

Planning Policies

Local Plan July 2016:

HS17	Replacement Dwellings in the Countryside
SG1	General Sustainable Development
SG4	Development in the Countryside
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

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

CASE OFFICER ASSESSMENT

Proposal

This is a full planning application to demolish the existing bungalow and erect a five-bed detached house with double integral garage and associated external works at 31 Station Road, Surfleet.

The existing access off Station Road would be utilised.

Site Description

Although classed as being in the countryside in planning policy terms, the site is within an existing established residential area of Surfleet.

The existing dwelling is a small bungalow within a good size plot. There are large two storey dwellings to the east and bungalows/chalet bungalows to the west. The River Glen is to the rear, with Surfleet Village Hall opposite. Overall, existing development in the area varies in terms of type, size and design.

Representations

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

SHDC Environmental Protection - No objections.

Public -
- Overlooking from windows and balcony; and
- Proposed dwelling would create feeling of enclosure and overshadowing.

Material Considerations

Policy HS17 of the South Holland Local Plan (2006) makes provision for replacement dwellings in the countryside subject to compliance with specific criteria. They are summarised below:
1. The original building has not been abandoned;
2. It is not a temporary or mobile structure;
3. The building has a lawful dwelling house use;
4. It is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement;
5. The replacement is of a similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%;
6. The new building is situated on a similar footprint;
7. The design of the replacement reflects that of traditional vernacular buildings in terms of scale, character, materials and architectural detailing.

Assessing the proposal against the above, the existing dwelling is of permanent construction, has a lawful residential use and is not of significant architectural/historic interest. No objections are therefore raised in principle to a replacement.

The proposed replacement dwelling is significantly larger than the existing property, being some 150% larger than the original. This is primarily because the proposed replacement would be 2 storey as opposed to the original 1 storey dwelling. However, an interim planning statement approved by Planning Committee on 22nd August 2007 gave Officers greater flexibility in applying the above policy providing "the underlying aims of good design, preservation of residential amenity and respecting the character of the countryside are maintained". In line with this statement, larger properties are sometimes considered acceptable if they are appropriate to the site and of a high standard of design. This is consistent with the advice contained within Sections 5 and 12 of the National Planning Policy Framework (2018).

Addressing the above, the site is large enough to accommodate a larger dwelling. The proposed

dwelling would come around 1 metre from the boundaries either side, which is similar to other properties along this side of the road. Good sized front and rear gardens would be retained and the proposed dwelling would respect the existing building line along this part of Station Road.

The proposed design and materials of construction are considered acceptable given that those of existing dwellings in the vicinity are varied.

The existing access is to be used and LCC Highways does not wish to restrict the grant of permission.

It is not considered that there will be any material harm to residential amenity. Although windows are proposed on the south-western facing elevation of the dwelling, these would be either obscured glazed or would not belong to habitable rooms and so there should be no issues of overlooking the side windows of number 29. The proposed dwelling would be 4 metres from the side windows of number 29 and so it should not have a significant overbearing effect. Furthermore, the facing elevation of number 29 is north-east facing meaning that there should be no significant issues of overshadowing. Concern has been raised by an objector over the potential for overlooking from the proposed balcony to the rear. In response to this, the applicant has agreed to install obscure glazed screens either side of the balcony to prevent sideways overlooking. This is acceptable.

Taking the above into account, it is considered that the proposal is in accordance with Policies SG1, SG4, SG14, SG17 and HS17 of the South Holland Local Plan (2006), as well as Section 12 of the National Planning Policy Framework (2018).

The recommendation therefore is for a delegated approval.