DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H17-0986-20**	**Applicant:**	**Tawny Homes**
Proposal:	Erection of 2 dwellings - outline approval H17-0254-19		
Location:	Adj. Greetings Reservoir Road Surfleet		
Terminal Date:	18th January 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
17	Providing a Mix of Housing
28	The Natural Environment
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
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	0	1
RESIDENTS	1	0	0	2

CASE OFFICER ASSESSMENT

Proposal

Reserved matters approval is sought for the erection of 2 dwellings on land adjacent Greetings, Reservoir Road, Surfleet Seas End. Outline planning permission was granted under application ref. H17-0254-19.

The proposal is for two 4-bed dormer style dwellings. Each would accommodate a kitchen/diner, living room, office, utility room and integral double garage.

Finished floor levels would be raised to 4.50m OD which would be 0.30m lower than the floor level of the existing bungalow.

Site Description

The site is the triangular shaped side garden of the property known as 'Greetings'. This is a bungalow located immediately to the west. There are open fields to the north and east. To the west of the host bungalow is The Ship Inn Public House and car park. The River Glen is to the south/south-east. The site is largely surrounded by hedging. The existing bungalow has a number of windows on the north-eastern elevation which face the site.

History

H17-0254-19 - Outline application for proposed residential development (comprising of 2 dormer style bungalows) (approved May 2019)

Consultation Responses

Surfleet Parish Council - Support.

LCC Highways/SUDS - No objection subject to condition regarding visibility splay and highway informatives.

Public (1 objection received, summarised) -
- Dwellings don't appear to be chalet bungalows
- Concern regarding intention to remove hedges in a countryside location and impact on wildlife
- Entrance and majority of plot is outside 30mph limit and just past a corner
- 1 house would be in keeping with the surrounding area
- Low water pressure, inadequate drainage, surface water issues
- Poor electricity supply and no telephone and internet connection
- Overshadowing and loss of privacy

Public (2 comments, summarised) -
- Request that the dwelling on Plot 1 be moved 1m further away from the boundary with the existing bungalow to the west
- The installation of a minimum of 5 swift nest bricks is recommended to provide enhancement for biodiversity

Planning Considerations

Principle

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 the reserved matters (layout, scale, external appearance, means of access and landscaping).

Layout, Appearance and Scale

The proposal is for two individually designed dwellings. Both are attractive in appearance and the design is of a higher standard than many other dwellings along Reservoir Road. The proposed materials of construction (multi-facing brick, weatherboarding, render, slate roofing and rustic red pantiles) combine modern and traditional and are suited to the area given that the design of existing

properties in the wider area varies considerably.

With regard to scale, it is considered that both properties are dormer style and thus meet the description of the development approved at outline stage. Both properties would appear to sit well within the site whilst allowing for suitable external amenity space and vehicle manouevrability. The finished floor levels of the proposed dwellings would be similar to the neighbouring bungalow, therefore it wouldn't create a development at odds with adjoining development.

A representor has recommended the installation of a minimum of 5 swift nest bricks to provide enhancement for biodiversity. It is not considered that it would be reasonable to introduce this requirement at reserved matters stage.

Taking the above into account, it is concluded that the layout, scale and appearance of the scheme accords with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Access and Parking

A new paired access would be created from Reservoir Road approx. 35m from the existing access to the bungalow. 1.0m high dwarf walls would be provided either side of the access to ensure adequate visibility. The Highway Authority have raised no objection to the proposed access arrangements on highway safety grounds. The proposal is therefore considered to be in accordance with Policy 2 of the Local Plan which requires it to be demonstrated that access and vehicle generation levels will be acceptable.

Appendix 6 of the Local Plan sets out minimum parking standards, including for new residential development. 3 parking spaces within the curtilage should be provided for dwellings with 4 or more bedrooms. Between the garaging and the driveway space provided, the proposal complies with this requirement.

Landscaping

The landscaping proposals are low key with the majority of external amenity space being either grassed or paved. Two new trees would be planted either side of the driveway and native hedging introduced. The existing hedgerow will be removed due to its width and replaced with mature laurel hedge along part of the site frontage to maintain a soft edge to the site where it transitions to the countryside. The rear boundary will be defined by 1.2m high post and rail fencing to enable field views. 2m high close board fencing or brick walling will separate properties.

This is considered to be a suitable landscaping scheme for the site and in accordance with Policy 3 of the Local Plan in respect of its provisions on landscaping.

Residential Amenity

The only first floor windows to face the existing bungalow to the west would be to bathrooms and therefore obscure glazed. Within the site itself, the arrangement of fenestration is such that there should be no material overlooking between dwellings and private external amenity space.

The finished floor levels and ground levels would be similar to the neighbouring bungalow, therefore the proposed 2m high boundary treatment is considered acceptable.

At the request of a representor, the property on Plot 1 has been moved 1.0m further away from the boundary with the existing bungalow.

Both properties would appear to sit well within the site whilst allowing for suitable external amenity space for occupiers.

Overall, the proposal is considered to accord with Policies 2, 3 and 30 of the Local Plan in respect of their provisions on residential amenity.

Flood Risk and Drainage

Condition 6 of the outline approval requires that finished floor levels (FFLs) of the dwellings be set at a minimum of 4.50m OD as a flood risk mitigation measure. The proposal is for FFLs to be 4.50m OD, therefore Condition 6 is satisfied.

Foul water would be discharged into package treatment plants and surface water to soakaways. This is an acceptable arrangement for 2 dwellings in a semi-rural location and there are no known permeability issues in the Surfleet area that would preclude the use of soakaways.

Given the above, it is considered that the drainage proposals and flood mitigation measures accord with Policies 2, 3 and 4 of the Local Plan which require proposals to provide appropriate means of drainage and flood defence.

Planning Balance

The principle of residential development on this site has already been established by virtue of the outline permission. It is not considered that the proposal would materially harm the character or appearance of the locality or amenity of residents. There are no material highway issues and parking levels are in accordance with the Local Plan requirements. Flood risk and drainage matters are considered to have been appropriately addressed.

Taking the above into account, the planning balance is considered to be in favour of the proposal.

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 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 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 is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

Taking into consideration the above, the proposed development is considered to be in accordance with Policies 2, 3, 4 and 36 (and Appendix 6) of the South East Lincolnshire Local Plan (2019) as well as Sections 12, 14 and 15 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.