

**DECISION DELEGATED TO HEAD OF PLANNING**

**Application No:** H18-0480-23      **Applicant:** South Holland District Council - Property Services

**Proposal:** Proposed concrete hardstanding for vehicle parking

**Location:** 45 St Matthews Drive Sutton Bridge Spalding

**Terminal Date:** 18th July 2023

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**Planning Policies****South East Lincolnshire Local Plan - Adopted: March 2019**

02                      Development Management  
03                      Design of New Development

**National Guidance****National Planning Policy Framework 2021**

Section 12 - Achieving well designed places

**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        |
| RESIDENTS               | 0      | 0       | 0       | 1        |

**CASE OFFICER ASSESSMENT**

**Proposal**

The proposal is for concrete hardstanding for vehicle parking with a separate application being made to the Highway Authority to construct the footway crossover and dropped kerb at 45 St Matthews Drive. The development measures at 3600mm (width) and 4800mm (length).

## **Site Description**

The application site comprises a terrace bungalow, located within the settlement boundary of Sutton Bridge, as outlined within the South East Lincolnshire Local Plan, 2019 (SELLP). The dwelling is a mid-terrace property, being the middle property of a row of three terraced bungalows, all of the same design and similar sized plots. The properties are constructed of brick, with tiled roof and white uPVC doors and windows. The application site is similar to other dwellings along St Matthews Drive.

## **History**

No relevant history.

## **Consultation Responses**

### Councillor C Brewis

No objections.

### Lincolnshire County Council Highways

No objections.

## **Planning Considerations**

### Layout, Design, Size and Scale

Paragraph 130 of the National Planning Policy Framework (NPPF), 2021 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, that they are visually attractive, as a result of good architecture, and are sympathetic to local character. Likewise, Policy 2 of the SELLP, states that design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

The development would measure at 3600mm (width) and 4800mm (length), this is proportionate to the dwelling and provides enough space for its intended purpose. There is no other vehicle hardstanding within the immediate area; however, the proposal would not look out of place and is a common addition to dwellings that only have on street parking. Within the wider vicinity, further along the road, there is a small car parking area that provides spaces for the residents, however this dwelling is not provided with this feature.

The materials being proposed are 100mm deep type 2 sub base, laid on a geotextile fabric. There will then be 100mm grade C30 concrete laid to a gradient of 1:20-1:35. It will be of similar material to the slabs at the front of the properties along this road and therefore is considered to be in keeping and ensures it does not create visual discrepancies.

Taking the above into account, the proposed concrete hardstanding is deemed to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 and Section 12 in the National Planning Policy Framework, 2021 in terms of layout, design, size and scale.

### Impacts Upon Resident Amenity

Paragraph 130 of the NPPF amongst other matters, seeks places with a high standard of amenity for existing and future users. Policies 2 and 3 of the SELLP set out residential amenity and relationship to existing development and land uses as main considerations when making planning decisions.

The proposed hardstanding would have no impact on resident amenity. There would be no concerns regarding overshadowing or overlooking and the development would not be overbearing on the area or locality. Naturally, after the initial construction, which itself would take place over a

short period, minimal additional noise pollution would be caused as a result of the development.

The proposal is therefore in accordance with Policies 2 & 3 of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework.

### Parking Provision

Paragraph 111 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy 2 details that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to access and vehicle generation.

Policy 36, to be read in conjunction with Appendix 6 of the Local Plan, sets out minimum vehicle parking standards. This policy details that "all new development, including change of use, should provide vehicle and cycle parking, in accordance with the minimum Parking Standards adopted by the Local Planning Authority (in Appendix 6), unless a high quality-design can demonstrate that a lower standard of provision delivers the requirements" as set out within the policy.

This proposal creates an additional parking space and therefore reduces the need of on street parking. It will also increase road safety for this resident and the area and allows better traffic flow. The proposal conforms with Policy 36 of the South East Lincolnshire Local Plan in relation to parking.

### Planning Balance

The proposed concrete hardstanding will not materially harm the character or appearance of the locality or have any impact upon resident amenity. It would also better traffic flow by reducing on street parking and make the area look better as the car will be parked on a hardstanding rather than the grass area at the front.

### **Conclusion**

The proposal conforms with Policies 2, 3 & 36 (Appendix 6) of the South East Lincolnshire Local Plan and Section 12 of the National Planning Policy Framework. The planning balance is therefore 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.

## **Recommendation**

The recommendation is for approval.