DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H19-0174-21**	**Applicant:**	**Mr & Mrs J Hughes**
Proposal:	Erection of dwelling - outline approval H19-0503-18		
Location:	Adj. Old Vicarage 323 Broadgate Road Sutton St Edmund		
Terminal Date:	14th April 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

5 - Delivering a sufficient supply of homes
12 - Achieving well-designed places
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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a reserved matters application for the erection of a dwelling at Old Vicarage, 323 Broadgate Road, Sutton St Edmund. Outline planning permission for development was granted under reference H19-0503-18. The proposed two storey dwelling will contain a garage, utility, lobby, wc, kitchen, dining room, study, hall and lounge at ground floor level. Four bedrooms, an en-suite and a family bathroom will be sited at first floor level. Facing bricks would be TBS Traditional Red Blend and Sandtoft Calderdale Slates. Windows are to be dark grey UPVC.

SITE DESCRIPTION

The application site is within the northern extent of the defined settlement limits of Sutton St Edmund. There are arable fields to the north and east of the site, with dwellings to the south, and the residential garden of the Old Vicarage to the west. The site is within Environment Agency Flood Zone 3 and is not subject to increase flood risk or flood depth on the 1% 2115 South Holland Strategic Flood Risk Mapping. There is not a requirement to materially raise floor levels to address flood risk.

HISTORY

H19-0893-03

Outline - Erection of dwelling - Refused - 01 December 2003.

H19-1075-16

Outline - Residential development - 1 indicative dwelling - Approved - 06 December 2016.

H19-0503-18

Outline - Residential development - one dwelling - Approved - 26 June 2018.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objections. Requests standard utility and access informatives.

PLANNING CONSIDERATIONS

Assessment against SELLP Policy 1 - Spatial Strategy

This proposal is assessed against SELLP Policy 1 titled - Spatial Strategy. The relevant section in this policy is titled "Other Service Centres". This section of the policy states:

"Within the settlement boundaries of the Other Service Centres and Settlements (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Committed sites and infill."

The proposal will help sustain the existing facilities in Sutton St Edmund and is a Committed site benefitting from approval under reference H19-0503-18 under the previous 2006 South Holland Local Plan.

The proposal is considered to accord with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:
1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale and layout of the dwelling is considered to be appropriate for the site and does not represent overdevelopment. The dwelling continues a similar line of frontage to the dwellings to the south, and the character and appearance of the site is not considered to be materially impacted by the proposal.

2. The dwelling is commensurate in size with other dwellings in the vicinity, and the orientation is similar to other nearby dwellings. Facing bricks would be TBS Traditional Red Blend and Sandtoft Calderdale Slates. The proposed materials are considered to be appropriate for the site.

3. The proposed materials have been selected to compliment the existing streetscene. This is considered to benefit the proposal.

4. The proposal provides off-road parking for three vehicles. This is commensurate with guidance contained with Appendix 6 of the SELLP, which requests that dwellings of four or more bedrooms provide a minimum of three parking spaces.

5. The proposal is not considered to materially impact existing community services and infrastructure.

6. There is not considered to be a material impact on neighbouring land uses from noise, odour or disturbance. The proposal is for a residential use in a residential area. The south elevation at first floor level will have a narrow window that serves an en-suite. The window is top opening and obscure glazed. The measures taken are considered to remove any material overlooking aspect from the dwelling, where the majority of windows are sited to the front and rear elevations.

7. The site is within Environment Agency Flood Zone 3 and is not subject to increase flood risk or flood depth on the 1% 2115 South Holland Strategic Flood Risk Mapping. There is not a requirement to materially raise floor levels to address flood risk. Site levels will remain as existing, with floor levels 300mm above. At such a level there would be no material overlooking issues taking into account the proposed boundary treatment. North Level Internal Drainage Board have not responded to their consultation invite, but had no objections to the previous outline approval under reference H19-0503-18.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. 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.
Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. When compared to existing nearby dwellings, the proposal is on a a similar scale and line of frontage and utilises traditional materials. A sense of place is not considered to be impacted by this proposal.

4. The proposal is within defined settlement limits and is therefore considered to be in a sustainable location. The area is served by buses that travel to Spalding.

9. The dwelling is orientated to be in keeping with existing dwellings in the vicinity.

12. There is not considered to be a material impact on neighbouring land uses from noise, odour or disturbance. The proposal is for a residential use in a residential area. The south elevation at first floor level will have a narrow window that serves an en-suite. The window is top opening and obscure glazed. The measures taken are considered to remove any material overlooking aspect from the dwelling, where the majority of windows are sited to the front and rear elevations.

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The proposal is considered to accord with SELLP Policy 3.

Other considerations

Access

The proposed access is considered to be appropriately sited on a straight section of road. The submitted block plan shows a visibility splay of 65 metres in either direction. This is considered to be acceptable for the site where the speed limit on Broadgate Road is 40mph. The County Highways & SUDS Officer has stated "The proposed access is acceptable, visibility splays are shown for the 40mph speed limit, off street parking and turning is provided and there is existing footway provision, so safe and suitable access can be provided for all users."

Landscaping

The proposed landscaping is fairly minimal, however, the application seeks to retain, and thin where necessary, the existing boundary hedging along the northern and western boundaries. Fruit trees within the plot are to be removed, with grass planted for garden areas, and a new 1.8 metre high timber fence to the southern and western boundaries. This is considered appropriate for the nature of the proposal.

Foul and surface water disposal

Surface water will be addressed by an egg crate soakaway in the rear garden, with foul water addressed by an 8 person package treatment plant. These measures are considered to be appropriate for the level of use of the site.

PLANNING BALANCE

The proposed dwelling is in a sustainable location, is sympathetically designed and is not considered to impact the character and amenity area of the surrounding area. The application is considered to accord with Policies 1, 2, 3, 4, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

Conclusion

This application is recommended for 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 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.