

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H19-0596-19	Applicant:	Scenic Homes Ltd
Proposal:	Residential development - outline approval H19-1120-18		
Location:	Land North: 308 Broadgate Sutton St Edmund Spalding		
Terminal Date:	7th August 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

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

Section 5. Delivering a sufficient supply of homes
 Section 11. Making effective use of land
 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
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a planning application seeking reserved matters approval for residential development on land to north of 308 Broadgate, Sutton St. Edmund, Spalding. Outline permission was granted under planning application ref. H19-1120-18.

Whilst 3 no. large detached houses were indicated on the application form, and the development was approved as such at outline stage, this application proposes now 8 no. houses in the form of 4 no. pairs of two-storey semi-detached properties. Each plot would be of a rectangular shape. The rear gardens would be fairly spacious. To the front of the properties, there would be pervious driveway with a turning point accessed from Broadgate. Both front and rear gardens would be turfed. At least 2 metres would be provided between houses.

Site Description

The site is outside but adjacent to the settlement boundary of Sutton St. Edmund as set out in the South East Lincolnshire Local Plan, 2019. The site is flat and currently greenfield.

The built-up area of the village is characterised by linear development of dwellings around Broadgate. Adjacent to the south, there is a row of hip roofed two-storey semi-detached dwellings. On the opposite side of the road, the plots are sizeable and accommodate large two-storey detached houses of varying ages and design.

History

H19-1120-18 - Residential development - Approved

Consultation Responses

Lincolnshire County Council as Highways and Local Flood Authority

No objection.

North Level IDB

No objection. Advice is given about the riparian responsibilities in relation to the drains adjacent to the northern and southern boundaries of the site.

Residents

Two representations have been received objecting to the proposal in the following terms:

- Further cars associated with the development would make the area unsafe given the speeding vehicular traffic in Broadgate.
- Lack of schools, shops and public transport in the village to meet the daily needs of the future residents.
- Noise and disturbance during the construction works.
- Significant increase of the number of houses between the outline proposal and this planning which would exacerbate difficulties in terms of highway safety and noise pollution.

One further representation has raised some concerns without objecting to the proposal. The main concern is whether the development might create a cumulative impact upon the highway safety in view of the speeding vehicular traffic in Broadgate and how the development might represent an opportunity to pacify the existing traffic.

Agent

A supplementary statement has been submitted addressing the considerations made in the representations of residents and statutory consultees as summarised below:

- The principle of development was approved under the outline application. Considerations such as the lack of schools, shops and public transport do not apply at the reserved matters stage.
- Speeding traffic is a matter of LCC Highways Authority beyond the influence and control of this proposed development.
- LCC Highways Authority has no objection relating to the proposal as extended.
- Discussions have been undertaken with North Level IDB. It has been agreed that surface water runoff and treated outfall from the foul water package treatment units will be discharged to the adjacent drains subject to formal consent from the IDB. Therefore, no need to add a condition relating to the drainage strategy when determining this application.

Planning Considerations

Design and layout

The scheme would consist of four pairs of semi-detached houses with side gable roofs providing a total number of eight dwellings. The residential plots would be fairly long and rectangular. The houses would set back from the road to keep the building line of the existing frontage development. The development would be a continuation of the frontage on the eastern side of Broadgate towards the north. The built-up area of Sutton St. Edmund is mainly linear development around Broadgate. The first properties adjacent to the south of the application site (No. 308 and 294) are also semi-detached 'brick-and-tile' houses albeit. For these reasons, the form of development would be appropriate in view of the existing built environment in the vicinity.

The landscaping strategy comprises native mixed species hedgerow on the boundaries of the application site as well as the boundaries between the front gardens. 1.8 metre and 2 metre high trees would be strategically planted onto the front verge and also to the rear boundary. Rear gardens would be divided by a 1.8 metre high timber closeboard fence. When it comes to surface treatment, both front and rear gardens would be laid to lawn. Gravel or granite chippings are proposed for the driveways. In view of these features, the proposed landscaping is deemed to ensure the site respects the rural character of the setting.

The houses would be distributed in semi-detached pairs. All houses would accommodate 3 no. bedrooms on the first floor level with communal spaces on the ground floor level. There would be a lean-to element which would be used for garage. The external layout of the houses would provide symmetry to the development in its entirety. TBS Farmhouse Antique is proposed for all the houses. Calderdale Slate Grey roof tiles would be used for Plots 1-2 and 7-8 whereas Double Pantile Rustic would be for Plots 3 to 6. Overall the appearance would be acceptable and appropriate to the existing development nearby although further variety with external materials could have been achieved. Notwithstanding this, monotony in the appearance would not occur and the material schedule should be approved.

With regards to flood risk and drainage, the finished floor levels would be raised at a minimum of 2.00m AOD with 300mm of resilient construction above finished floor level. This would be in accordance with the Flood Risk Assessment approved in the outline application.

Foul water would be treated via a package treatment plant for each plot and then disposed of either into an adjacent drain or soakaway. Surface water runoff would be disposed of via soakaways. The agent has been having positive talks with North Level IDB to discharge the water runoff into their watercourses network. The County Council as Lead Local Flood Authority has raised no objection in these terms.

Impact upon the local character of the area

The site is currently greenfield. A row of very mature trees and overgrown shrubs runs in parallel with the southern boundary of the adjacent property to the south and continues further away onto the open countryside. The frontage development opposite the road is considerably longer to the north.

In addition to the above-mentioned layout and design of the scheme, the proposed scheme would fit well with existing site constraints and landscape features of the surroundings. The visual impact

would not be unduly to the extent to warrant refusal. The erection of the eight dwellings as proposed would not represent an encroachment to the countryside but an acceptable extension of the existing frontage without being detrimental to the local character of the area.

Impact upon the residential amenity

The landscaping strategy and boundary treatment as previously described would mitigate any overbearing impact to the property No. 308 which is immediately adjacent to the south. Whilst a bedroom window is on the opposing elevation, each proposed house would only have a little bathroom window on the southern side elevation. No overlooking would therefore occur in this instance.

Highway safety and car parking provision

The County Highways Authority has raised no objection to the proposal in terms of highway safety. It has been advised to contact the Authority for specifications for the new site access and utility connections.

Conclusion

After careful consideration, it is considered that the resident objections are made on issues which were addressed through the outline application. In addition to that, most of them are about poor highway safety should the development be approved and there has not been an objection on this basis by the relevant consultee. Therefore, these representations carry little weight when determining this application.

The details submitted as part of this reserved matters application are considered to be acceptable, in accordance with Policies 2, 3, 4, 10, 11, 17, 18 and 36 of the South East Lincolnshire Local Plan, 2019 and Sections 2, 11, 12 and 14 of National Planning Policy Framework, 2019.

It is therefore recommended to approve this planning application via delegated powers.

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.