

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H19-0971-18 **Applicant:** Fowler Refinishers Ltd
Proposal: Erection of detached dwelling and outbuilding (retrospective)
Location: Coronation Avenue Throckenholt Spalding
Terminal Date: 23rd November 2018

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 12, 14

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Planning permission was granted for a detached dwelling and detached garage in February 2015 (ref. H19-0083-15). The development has been commenced but is not in accordance with the approved plans. This application is therefore to regularise the situation.

Essentially, the main differences are:

- Addition of a rear sun lounge with a lantern roof;
- Rooflights at the front and rear serving attic space;
- Outbuilding increased in size and used as a garage/workshop, breakroom etc, in conjunction with the applicant's dwelling and associated business on site. The supporting statement indicates that this is to support the business needs.

Policies/Constraints

The site is within the settlement limit for Throckenholt (Other Service Centre and Settlement) as defined in the South East Lincolnshire Local Plan (Publication Version March 2017).

Material Planning Considerations

As indicated in paragraph 47 of the National Planning Policy Framework, 2018, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The site is located outside a defined settlement limit within the South Holland Local Plan, 2006. Local Plan Policy HS7 states that new housing development in the countryside (including Other Rural Settlements) will only be permitted where it is to meet the needs of agricultural or other rural workers or is small scale rural exception housing that complies with Policy HS9. The dwelling is not required to meet the essential needs of an agricultural or other rural worker, and would not deliver rural exception affordable housing.

However, housing policies within the South Holland Local Plan are out of date and the Authority does not currently have a 5 year supply of deliverable housing land. In accordance with advice within paragraphs 10 and 11 of the Framework, where policies for determining an application are out-of-date, there is a presumption in favour of sustainable development and planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework. The three mutually dependent dimensions to sustainable development are social, economic and environmental.

An Economic Role - The scheme would help to ensure that there is housing land available to support growth and would be likely to increase expenditure in the local area and generate jobs in the construction industry. The outbuilding would also be used in conjunction with the applicant's business. The proposal would therefore contribute to building a strong, responsive and competitive economy.

A Social Role - the proposal would make a modest contribution to the supply of housing required to meet the needs of present and future generations. Also, the site is within the village's built up area. The site is within the settlement limit as defined in the South East Lincolnshire Local Plan 2011-2036 (Publication Version - March 2017), which defines Sutton St Edmund as an "Other Service Centre and Settlement".

An Environmental Role - The site is essentially an infill plot within an existing frontage. The dwelling and outbuilding are acceptable in terms of design/appearance and would not materially harm the character/appearance of the rural locality.

In terms of amenity, a house is situated to the north and houses further to the south beyond Leylandii and a building plot. Overlooking of neighbouring property from the roof lights on the dwelling would be at a distance or oblique.

The outbuilding would include a workshop, stores and breakroom in conjunction with the applicant's business. It would provide a secure area for the storage of goods/vehicles, with the first floor providing a secure temperature controlled storage space for prepared/painted vehicle parts. The building has no roof lights on its rear elevation and a blank wall facing north. Fencing is located along the northern boundary. The openings face out into the yard area of the business. It is considered that the amenity of neighbouring residents would not be harmed to a significantly greater degree than at present in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise/ disturbance, etc.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

In terms of flood risk, the site is located within Flood Zone 1 on the Environment Agency Flood Maps and within an area of no hazard within the South Holland Strategic Flood Risk Assessment (2017). The proposal therefore passes the sequential test.

Concerning drainage, foul water would be disposed of to a septic tank and surface water via soakaways.

Recommendation - That the application be approved under delegated powers.