

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-0034-19 **Applicant:** Mr N Steen

Proposal: Erection of detached house (outline approval H21-0410-17). Re-submission of H21-0471-18.

Location: Rectory Farm Rectory Road Tydd St Mary

Terminal Date: 8th March 2019

Planning Policies

Local Plan July 2006:

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 2019

Sections 12 and 14

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

CASE OFFICER ASSESSMENT

Proposal

The site has outline planning permission and reserved matters approval for a 4 bed house (ref. H21-0410-17 and H21-0471-18). Reserved matters approval is now sought to revise the dwelling due to

ground conditions at the rear.

Description

The site was formerly occupied by a brick building with a part slate and part corrugated metal roof. It is currently vacant.

A residential dwelling (Rectory Cottage) is located immediately to the north. The latter has a conservatory at the rear. A recreational area, including a former bowling green, is situated to the rear (west).

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

The site is within the settlement limit for Tydd St Mary (Minor Service Centre and Settlement) as defined in the South East Lincolnshire Local Plan. It is also within Tydd St Mary Conservation Area.

Representations

Tydd St Mary Parish Council - No response

LCC Highways/SUDS - Does not wish to restrict the grant of permission

Material Planning Considerations

The main issues in this case are:

- The effect of the development upon the character/appearance of Tydd St Mary Conservation Area;
- The likely impact upon the amenity of nearby residents;
- Other material considerations such as highway safety and drainage.

The site has outline planning permission for a single dwelling (ref. H21-0410-17), with all matters reserved for subsequent approval. The principle of residential development upon the site has therefore been established.

The proposed dwelling is within Tydd St Mary Conservation Area. Residential properties have generally developed in a linear form along Rectory Road and include a range of dwelling types. A number of residential properties date back to the 19th century. The proposed dwelling is of traditional design and would be constructed in red brickwork with a slate roof. It would reflect traditional vernacular to a satisfactory degree. It is considered that it would appear acceptable within the street scene and would not harm the character or appearance of the Conservation Area.

It is noted that a tree has recently been removed at the rear. It would be difficult to replace it in this case. However, existing tree planting within the vicinity is profuse.

In terms of amenity, the nearest property is a house situated immediately to the north, which has a conservatory at the rear. The northern elevation of the new property is blank. Overlooking of the neighbouring garden would be oblique from a bedroom window. There is an existing fence on the common boundary. The separation distances are such that the amenity of neighbouring residents would not be materially affected in terms of blockage of light, overshadowing, overbearing effect, etc. It should be noted that winter sun is already likely to be obscured by existing mature trees to the south and south-west.

It is therefore considered that the dwelling could be accommodated without having a material effect upon the amenity of nearby residents in terms of overlooking, overshadowing, overbearing effect, noise and disturbance, etc.

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

Foul water would be disposed of via a mains sewer. Surface water would be disposed of via a crate system soakaway(s).

Concerning flood risk, the site is within Flood Zone 3 on the Environment Agency Flood Maps. However, it is within an area designated as no hazard with the SHDC Strategic Flood Risk Assessment. In terms of the exceptions test, finished floor levels (FFLs) should be 300mm above existing ground level.

Recommendation - That the application be approved under delegated powers.