DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H21-0471-18**	**Applicant:**	**Mr N Steen**
Proposal:	Erection of detached house - outline approval H21-0410-17		
Location:	Rectory Farm Rectory Road Tydd St Mary		
Terminal Date:	7th November 2018		

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
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, 12, 14, 15 and 16.

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
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	1	0

RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

The site has outline planning permission for a single dwelling (ref. H21-0410-17), with all matters reserved for subsequent approval. Reserved matters approval is now sought for a 4 bed house.

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

Representations

Tydd St Mary Parish Council - The development is within the conservation area so the dwelling should be in keeping.

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

North Level IDB - No comments

Nature Conservation Officer - For information, mature Walnut tree was felled in approximately April 2018 without prior notification, no doubt to facilitate this development.

Public - Objection received from nearby residents on grounds of blockage of light.

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.

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. It would reflect traditional vernacular, subject to a slate or pantiled roof. 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, windows are proposed on the northern elevation. However, those at ground floor would not materially overlook the neighbouring dwelling to the north due to an existing fence. Proposed windows at first floor level would serve a bathroom and ensuite and would therefore be obscure glazed.

Following concerns on grounds of blockage of light the property has been moved further from the northern boundary (the rear two storey elements are now approximately 2.2 metres). It is recognised that the two storey elements at the rear may obscure some sunlight to the neighbouring property; however, the extent is not considered to be such as to justify refusal given the separation distances and the fact 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 soakaways. North Level Internal Drainage Board raises no comments.

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) would be raised 300mm above the carriageway of Rectory Road.

Recommendation - That the application be approved under delegated powers.