

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H21-0958-18 **Applicant:** Mr Kevin Vaughan

Proposal: Erection of one pair of three-bed houses and one detached three-bed house approved under H21-0147-17 (part retrospective) - Modification of conditions 4, 5 and 6 to change windows and doors from timber to UPVC including composite door

Location: East Road Tydd Gote

Terminal Date: 28th February 2019

Planning Policies

Local Plan July 2006:

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, 11, 12, 14 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This application is to modify a previous planning permission (ref. H21-0147-17) for a pair of three bedroom houses and one detached three bedroom house. Work has commenced on site.

The site is within Tydd Gote Conservation Area.

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.

Material Considerations

The main issues in this case are:

- Whether the proposal would be a sustainable form of development taking into consideration economic, social and environmental factors, including its effect upon Tydd Gote Conservation Area.
- The likely impact upon the amenity of nearby residents;
- Highway safety;
- Other material considerations such as flooding.

Principle/Sustainability

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.

Housing policies within the South Holland Local Plan, 2006 are out-of-date and do not make provision for a 5 year supply of deliverable housing land. They therefore carry limited weight.

The South East Lincolnshire Local Plan (SELLP) 2011-2036 is now at an advanced stage, however, and is scheduled to be adopted shortly (March 2019). In accordance with Paragraph 48 of the Framework, therefore, decision-takers can give significant weight to the relevant policies.

The site is located outside a settlement limit as defined in the South Holland Local Plan, 2006. Policy HS7 states that new housing development outside a defined development boundary 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 proposal 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 presently 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 proposal would contribute towards housing supply and future occupants may work locally, support local services and therefore make a contribution to the local economy. There may also be employment opportunities associated with the construction, albeit in the short term.

A Social Role - the proposal is deliverable and would make a modest contribution to the supply of housing required to meet the needs of present and future generations. The site is just outside the

settlement limit as defined in the South East Lincolnshire Local Plan 2011-2036. However, it is closely related to the village's built up area and would be accessible to its existing services and facilities, albeit very limited. A public transport route runs through the village.

An Environmental Role - The site is within the existing fabric of the settlement. The design of the dwellings and external materials reflect traditional vernacular.

Whilst timber windows and doors are normally insisted upon within conservation areas it is noted in this case that some properties nearby have uPVC windows. Moreover, the site is located to the rear of the main street within a less sensitive part of the village. The type of windows proposed are of a high heritage specification and are recommended for use in conservation areas. Taking these matters into consideration it is considered that the proposed development would not harm the character or appearance of this part of Tydd Gote Conservation Area.

The proposal is therefore in accordance with Saved Local Plan Policy SG14 and Section 16 of the Framework. Policy SG14 indicates, amongst other things, that new development should make a contribution to the visual quality of its surroundings and respect local distinctiveness and the historic pattern of development in the locality.

Amenity

A cottage is located to the east, the Tydd Gote Inn opposite and development off Station Road to the north. It is considered that the amenity of occupiers of these properties would not be materially harmed, or vice-a-versa, in terms of overlooking, lack of privacy, overbearing effect, noise and disturbance, etc. The proposal therefore accords with Policies SG14 and SG17 of the South Holland Local Plan, 2006, which aim to protect the amenity of nearby residents, both existing and future.

Highway Safety

The scheme includes on site parking at the rear. The County Highways Authority previously raised no objections on highway safety grounds.

Flooding

The site is located within Flood Zone 1 on the Environment Agency Maps and within an area of no hazard within the South Holland Strategic Flood Risk Assessment. The proposal therefore satisfies the sequential test. The Environment Agency has previously raised no objections from a flood risk point of view.

Conclusion

The proposal is solely a modification of an application for 3 dwellings that has been implemented (ref. H21-0147-17). No objections are therefore raised in principle. The proposed alterations to the windows and doors are considered acceptable and would not in this case harm the character or appearance of Tydd Gote Conservation Area. The proposal is acceptable on amenity, highway safety and flood risk grounds.

Recommendation - That the application be approved under delegated powers.