DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H22-0042-20**	**Applicant:**	**Mr Adrian Brotherton**
Proposal:	Erection of 3 dwellings - Outline approval H22-0645-18		
Location:	Adjacent 575 Broadgate Weston Hills Spalding		
Terminal Date:	12th March 2020		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

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	1	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

Reserved matters approval is sought for the erection of 3 dwellings on land adjacent 575 Broadgate, Weston Hills. Outline planning permission was granted under application ref. H22-0645-18.

The proposal is for 3 x 3 bed bungalows with integral garages. Individual accesses would be created off Broadgate and a new footway constructed to link to the site to the existing footway to the east.

Site Description

The site is currently part of a wider agricultural field which fronts onto Broadgate. This field extends to the north and to the rear. 575 Broadgate is located to the south. There is a row of frontage dwellings opposite which extend around 90 metres further north than the site. The land immediately to the north of the site benefits from outline planning permission for 3 dwellings (H22-0850-18).

The northern, eastern and western boundaries are currently open.

History

H22-0645-18 - Residential development - 3 plots (approved August 2018).

Consultation Responses

Weston Parish Council - No objections, comments or observations to make regarding this application.

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

Public (1 objection, summarised) -
- Bungalows to be built opposite existing dwelling
- No space in the local school
- Inadequate public transport and local shops

Planning Considerations

Principle

As the principle of development on the site has already been established, the main issues to be taken into account in respect of this application are whether the proposed scheme is acceptable in terms of the reserved matters (layout, scale, external appearance, means of access and landscaping).

Layout, Appearance and Scale

Existing development on the opposite side of Broadgate is characterised by houses and bungalows of varied design but similar materials. Taking this into account, the proposal is for 3 bungalows. A traditional multi brick is proposed with roof tile variations of Sandtoft Calderdale Dark Grey and Sandtoft Shire Pantiles Terracotta Red. Although the appearance of these dwellings would be visually different to those opposite in terms of materials, the proposed design and materials are of a good standard and there are instances nearby where materials of construction of new dwellings vary from existing i.e. 64-72 Broadgate (even no's.). The bungalows would sit within plots marginally wider than those opposite but of a similar depth and would be set back from the road frontage, thus being in keeping with the pattern of development opposite. The external appearance, layout and scale of the proposed bungalows is therefore considered to be acceptable and the proposal in accordance with Policies 2 and 3 of the Local Plan. Policy 2 of the Local Plan requires development proposals to take into account sustainable development considerations such as: quality of design; and size, scale, layout, density, impact on character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the density, scale and massing of neighbouring buildings and the landscape character of the location.

Access and Parking

Individual accesses would be created for each dwelling off Broadgate. The Highways Authority have

not objected to the application on highways grounds and the proposal is considered to be in accordance with Policy 2 of the Local Plan which requires it to be demonstrated that access arrangements will be acceptable.

Garages would be provided for each dwelling as well as parking space to the front of each property. The proposal therefore complies with the parking standards set out in Appendix 6 of the Local Plan which requires 2 vehicle parking spaces for dwellings with up to 3 bedrooms.

Landscaping

Landscaping would be low key with hedging being planted to the front of the properties and a combination of featherboard fencing (between proposed dwellings) and post and rail fencing (to the rear of properties) would be erected. Driveways would be gravel with the remainder of the curtilage being mostly grassed with some paving surrounding the dwellings. This is considered to be a suitable landscaping scheme for the site taking into account that existing opposite, which similarly comprises of hedging to the Broadgate frontage and grassed lawn to the front and rear. The proposed scheme therefore complies with Policy 3 of the Local Plan in respect of its provisions on landscaping.

Residential Amenity

In terms of residential amenity, the relationship between existing and proposed dwellings will be typical of front to front residential development. Furthermore, the proposed dwellings are to be bungalows which will be in keeping with the predominant form of development opposite. 1.8m high (approx.) featherboard fencing would be provided in between properties which is sufficient given the single storey nature of the proposed dwellings. Post and rail fencing to the rear will enable field views. Taking the above into account, it is considered that the proposed development would not have a material adverse impact in terms of overlooking/loss of privacy, loss of light or being overbearing in nature. As such, the proposal is considered to accord with Policies 2 and 3 of the Local Plan in respect of their provisions on residential amenity.

Flood Risk and Drainage

Finished floor levels will be 3.1m OD which is greater than 300mm above existing ground levels. This is therefore in accordance with Condition 5 of the outline approval. Surface water will be disposed of via soakaways and foul water via existing Anglian Water foul sewer. There are no known permeability issues in Weston Hills that would affect the use of soakaways and, in terms of foul water disposal, Anglian Water are obligated to accept flows from new development. Given this, it is considered that the proposed drainage methods accord with Policies 2, 3 and 4 of the Local Plan which require proposals to provide appropriate means of drainage.

Concerns regarding the capacity and availability of local services and facilities is noted, however the principle of residential development on the site has already been established.

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.

Conclusion

Taking into consideration the above, the proposed development is considered to be in accordance with Policies 2, 3, 4 and 36 (and Appendix 6) of the South East Lincolnshire Local Plan (2019) as well as Sections 12 and 14 of the National Planning Policy Framework (2019).

The recommendation is therefore for a delegated approval.