DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H22-0272-22**	**Applicant:**	**Weston Consolidated Charity**
Proposal:	Erection of pair of semi-detached bungalows - outline approval H22-0733-19		
Location:	Off High Road Weston Spalding		
Terminal Date:	9th May 2022		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
04	Approach to Flood Risk
11	Distribution of New Housing
17	Providing a Mix of Housing
28	The Natural Environment
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 5. Delivering a sufficient supply of homes.
Section 12. Achieving well-designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

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
SOUTH HOLLAND INTERNAL DRAINAGE	0	0	0	1

BOARD				
SHDC INTERNAL	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission was granted for 2 almshouses and 2 no. market properties in February 2021 (ref. H22-0733-19). This application is a reserved matters submission for the 2 no. 1 bedroom almshouses.

It should be noted that the applicant has entered into a S106 planning obligation stipulating that the market dwellings shall not be occupied until the almshouses have been certified practically complete and that the almshouses be provided for the lifetime of the development. Almshouses are essentially charitable housing provided for people in need in a community.

Site Description

The site is part of an agricultural field on the northern side of High Road, Weston. A row of 4 properties is situated to the north-east and Baytree Garden Centre to the west. Residential properties are located opposite.

Policies/Constraints

The site adjoins Weston Development Boundary as defined in the South East Lincolnshire Local Plan (adopted March 2019).

History

H09-0190-19 - Residential development (4 plots) - Refused 2 May 2019.

H22-0733-19 - O/A - Residential development (4 plots) - Granted 9 February 2021 subject to S106 planning obligation.

Consultation Responses

Whaplode Parish Council

No response

LCC Highways

Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board

Recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency. If (following testing) a strategy wholly reliant on infiltration is not viable and a surface water discharge is proposed to a watercourse, then the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Housing Strategy

Almshouses fall outside of the definition of affordable housing within the NPPF, therefore Strategic Housing has limited comments to make.

Given the nature of the occupants of the almshouses it would be preferable for the homes to be built to the 'Nationally Described Space Standards' at 1 bed 2 person 2 storey, and either be built to fully wheelchair accessiblity standards or be capable of adaptation over time. All of which are encouraged rather than a specific requirement in current local plan policy.

Public

No comments received.

Planning Considerations

The principle of 2 no almhouses on the site has already been established by virtue of the outline consent (ref. H22-0733-19). This application is therefore to assess the reserved matters, namely:
i) the layout, scale and external appearance of the building(s) (including a schedule of external materials to be used);
ii) the means of access to the site; and
iii) the landscaping of the site (including boundary treatment).

Reserved matters approval is sought for a pair of semi-detached 1 bed bungalows constructed in Vandersanden Wickford Antique bricks with Sandtoft Cassius Clay roofing tiles (slate grey). The applicant has confirmed that the properties comply with nationally described space standards and amount to 61sqm with 1.58sqm of storage space. New tree and shrub planting would be undertaken at the front and rear to promote bio-diversity.

Existing development within the vicinity consists of an eclectic mix of both single and two storey properties. The development would fit satisfactorily within the street scene and would not harm the character or appearance of the locality.

In terms of amenity, land associated with Baytree Garden Centre is situated to the west and agricultural land presently to the east. Bungalows/chalet bungalows are situated opposite. The separation distances are considered acceptable. The relationship to nearby properties is considered to be such that the amenity of exisitng occupiers would not be materially harmed in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

The proposal therefore satisfactorily accords with Policies 2 and 3 of the SELLP which, amongst other matters, seek to ensure that development respects the character and appearance of the area and the relationship to existing development and land uses. They are consistent with advice within the National Planning Policy Framework (2021).

In terms of means of access, the properties would be served by a single access. The nature of the scheme is such that limited car parking would be required. That said, each property has sufficient space for the parking of two vehicles if necessary. The County Highways Authority raises no objections on highway safety grounds.

The proposal therefore accords with Policies 2, 3 and 36 of the SELLP in terms of highway safety/parking requirements. They indicate that sustainable development considerations should be met in terms of access and vehicle generation levels and layout of car parking. Policy 36 and Appendix 6 set out the minimum standards for parking provision based upon the use class. Two spaces for dwellings with 3 or less bedrooms should be provided within the curtilage.

The submitted plan indicates that foul water would be disposed of to an existing foul sewer and surface water to soakaways.

It should be noted that a separate condition compliance application needs to be submitted to discharge outstanding conditions attached to an outline planning permission that are not reserved matters.

Planning Balance

The proposal satisfactory complies with the reserved matters and is in accordance with Policies 2,

3, 4, 28 and 36 of the South East Lincolnshire Local Plan, 2019. There are no significant factors in this case that indicate against the scheme and outweigh factors in favour of the proposal and the policies referred to above.

Conclusion

The planning balance lies in favour of the proposal. It is therefore recommended that the application be approved under delegated powers.

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.