

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H22-0864-19 **Applicant:** Mr W Higgins
Proposal: Erection of 3 dwellings - outline approval H22-0941-17
Location: 315 Broadgate Weston Hills Spalding
Terminal Date: 24th October 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
10	Meeting Assessed Housing Requirements
11	Distribution of New Housing
17	Providing a Mix of Housing
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 5. Delivering a sufficient supply of homes
 Section 11. Making effective use of land
 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	1	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
RESIDENTS	1	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a planning application that seeks reserved matters approval for the erection of 3 dwellings at 315 Broadgate, Weston Hills, Spalding. Outline permission was granted under planning application ref. H22-0941-17.

The layout of the development has changed substantially at the reserved matter stage from that indicated at outline stage. Whilst the proposal in its outline form showed 4 no. dwellings in the form of 2 no. pairs of semi-detached properties and detached garages to the rear, the block plan submitted with this planning application shows 3 no. detached houses.

Site Description

The site is located within the built-up area of Weston Hills and its settlement boundary as set out in the South East Lincolnshire Local Plan, 2019.

The site is a sizeable corner plot facing the junction between Broadgate and Old Fendike Road. The site accommodates the property No. 315 which is currently an existing dilapidated old cottage. The remainder of the site is long grass but of discreet biodiversity value. A verge extends along the front boundary adjacent to the highway. 3 no. silver birches and one sycamore are in close proximity to the verge.

History

H22-0941-17 - Residential development for up to 4 dwellings - Approved
H22-1694-88 - Residential development - Approved
H22-0302-82 - Erection of dwelling and garage with access - Approved
H22-0344-79 - Erection of dwelling and garage with access - Approved

Consultation Responses

Resident

One objection has been received on the basis that the proposal would result in a loss of light to a kitchen and front door.

Weston Parish Council

One objection has been raised on the grounds of highways safety -low visibility around the corner and increased car traffic at school peak times.

Lincolnshire County Council as Highways and Local Flood Authority

No objection but permission subject to condition for ensuring visibility splays free of obstacles exceeding 0.6 metres in height.

South Holland IDB

No objection. Advice is given to contact IDB regarding the disposal of surface water runoff to their watercourses if any.

Planning Considerations

Design and layout

The proposal would be infill development so that the relationship with the adjacent development is

critical to determine the suitability of the residential scheme with the surroundings. The three proposed houses would be set at an angle with the rear elevations slightly facing north-east. The building line to the front of the dwellings would be negligibly irregular because each dwelling would be set back from the road with a different separation distance. Overall, the development would be positioned in keeping with the existing frontage development of properties onto Broadgate after the road curves to the east.

The footprint of the buildings would be similar to those of existing dwellings in the locality. The height and scale of the houses would be commensurate with the other two-storey dwellings in the area. Both front and rear gardens of each plot would be fairly spacious to ensure sufficient levels of amenity to the future occupiers. There would be an independent site access per each house. The driveways would incorporate a turning point for motor vehicles.

With regards to the landscaping strategy, the gardens would be turfed and washed gravel on hardcore sub-base with edgings are the proposed materials for the front driveways. There are trees standing in the verge. Two silver birches are currently on the site corner and one further closer to No. 315a to the north. There are shrubs between the two first birches which obscure views further from the road to the site. One sycamore is on the southern boundary. A mature hedgerow is on the northern boundary with No. 315a. The existing planting would be retained as part of the proposed landscaping. The height of shrubs and hedging though between the two sycamores on the corner would be reduced in height to below 900mm in accordance with the County Highways Authority requirements. In doing so, the visibility splay would be appropriate at the site access to Plot 1 as well as the vehicle movements along the road corner.

The boundary treatment comprises timber closeboard fencing to divide the plots and also along the site boundaries shared with adjacent curtilages. Whilst the fence would be nearly 1 metre high at the front gardens, 1.8 metre would be the height of the fencing on the remainder of the boundaries.

After assessing the proposal, it is concluded that the intended landscaping and boundary treatment would be sympathetic with the existing site features, proposed layout for residential plots and overall the character of the area.

The houses would be gable pitched with the gable ends on the sides. The walls of the buildings would be coated with facing brickwork made of Flemish Antique bricks by Vandersanden. Anthracite grey coloured flat concrete tiles are proposed for the house roofs. The fenestration would be made of white UPVC and the rainwater goods with identical material albeit in black.

Having observed the external materials of the building in the surroundings, the material schedule of the proposal would confer an acceptable appearance to the houses in relation with the existing visual amenity of the locality although further variety of materials could have been achieved. Notwithstanding this, the gable pitched front element would join the western side elevation of the house in Plot 1 and 3 and the eastern side elevation of the house in Plot 2. This arrangement would contribute to provide further variety and somewhat impede any monotony on the wider street scene.

Impact upon the character of the local area

Weston Hills is a village and the immediacy of the application site is characterised by residential development and low urban density. Detached bungalows of varied type, design and ages are the most common form of development along the eastern side of Broadgate and Clayton Crescent opposite the road. The western side of Broadgate is characterised though by two-storey semi-detached houses.

Given that there is a variety of design, layout and appearances in the vicinity, the erection of three two-storey detached houses as proposed would not represent any harm upon the character of the local area.

Impact upon residential amenity

The residential scheme sits well within the application site. There would plenty of separation distances with the boundaries as well as opposing elevations of adjacent properties.

The nearest neighbouring property to Plot 3 is No. 313 to the east of the site. The proposed house in Plot 3 is two-storey whereas No. 313 is a single-storey bungalow. The separation is approx. 5 metres between the side elevations of both properties. There is no upper window facing No. 313. At

such distance and in light of the position of the houses within the sun path, it is considered that no material overshadowing and overbearing impacts would be created to the residents of the adjacent property No. 313. For these reasons, the layout and scale of the development would ensure that no harm upon the amenity standards of residents would take place after developing the scheme as proposed.

Highway safety and parking provision

Each plot contains an independent site access and a front driveway with turning point to ensure that motor vehicles enter and egress in a safe and forward manner.

The height of shrubs and hedging, though between the two sycamores on the corner, would be reduced to below 900mm according to the County Highways Authority requirements. After proposing these works, no objection has been raised on these terms by the County Highways Authority.

There would be at least two car parking spaces within the curtilage of each property, one within the garage and one further on the driveway. Such parking provision complies with Policy 36 and Appendix 6 of the Local Plan.

Flood Risk and drainage

The finished floor levels of the houses would be set at 2.85m AOD in accordance with the Flood Risk Assessment approved in the outline application. It is confirmed that the existing site levels would not be altered in order to impede the probability of surface water flooding upon the adjacent properties.

Conclusions

Taking into account the considerations above, it is concluded that the details submitted as part of this reserved matters application are considered to be acceptable, in accordance with Policies 2, 3, 4, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019 and Sections 2, 11, 12 and 14 of National Planning Policy Framework, 2019.

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.