DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-0059-19**	**Applicant:**	**Mr J Wright**
Proposal:	Erection of bungalow		
Location:	Fenland Manor Holbeach St Johns Spalding		
Terminal Date:	20th March 2019		

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
30	Pollution

National Guidance

National Planning Policy Framework 2019

Sections 2, 3, 4, 5, 12 and 14

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
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

RESIDENTS	2	0	0	0

CASE OFFICER ASSESSMENT

PROPOSAL
Outline planning permission is sought for a bungalow, with all matters reserved for subsequent approval. Vehicular access would be off Cranesgate South. The application is accompanied by an indicative block plan and the applicant has indicated that the property would be constructed using "shipping containers".

SITE DESCRIPTION

The site (approximately 0.1ha) is currently grassed. It was formerly part of a site used for vehicle dismantling. Trees and a drain are situated along the site's frontage.

Residential properties are situated to the north-east on the opposite side of Cranesgate South. The applicant's present property (Fenland Manor) is located to the north-west and a bungalow (Greystones) is situated further to the north.

{U}REPRESENTATIONS

Whaplode Parish Council - Current planning policy should be applied.

LCC Highways/SUDs - No objections

LCC Archaeology - No impact

Public - Objections received (summarised)
"Container" bungalow would not be in keeping and would be in view within surrounding area; Overlooking/lack of privacy; Site higher than neighbouring land; Office not required - airfield run by The Fenland Aero Club which has adequate buildings; Site already has several fully occupied mobile homes upon the site which are an eyesore.

MATERIAL CONSIDERATIONS

The main issues in this case are:
· Policy/whether the proposal constitutes sustainable development;
· The likely impact upon the amenity of nearby residents;
· Highway safety;
· Other material considerations such as flood risk and drainage.

Policy/Sustainability

As indicated in paragraph 47 of the National Planning Policy Framework, 2019, planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposed development is outside a defined settlement limit within the South East Lincolnshire Local Plan, 2019. It is therefore within an area regarded as countryside. Policy 1 of the South East Lincolnshire Local Plan is therefore applicable. It states that development will be permitted in the countryside that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits.

In terms of part 1, the National Planning Policy Framework, 2019 states at paragraph 79 that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as the essential need for a rural worker to live permanently at or near their

place of work in the countryside.

Criteria that are commonly used to assess whether an application for an occupational dwelling is to be successful include the following:
1. There is a clearly established functional need;
2. The need relates to a full time worker;
3. The rural activity has been established for at least 3 years, has been profitable for at least one of them, is currently financially sound and has a clear prospect of remaining so;
4. The functional need could not be met by another existing dwelling on the unit, or any other accommodation in the area;

Addressing the above, the applicant has indicated that he needs to be on site as he works morning until evening and helps to operate the airfield which is expanding. However, it is not been sufficiently demonstrate that this is essential as opposed to convenient. It is understood that day to day operations within the airfield are conducted by staff of The Fenland Aero Club.

Even if there is a functional need for someone to be on hand at all times for operational, managerial or security reasons this is met by the existing house (Fenland Manor) . It is considered that there is no essential need for additional residential accommodation.

The applicant has indicated that Fenland Manor is much too big for him and his wife and will have to be sold. However, this is a personal matter and carries limited weight in the planning process.

SELLP Policy 1 indicates that development will be permitted if it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. The relevant criteria are discussed below:

Economic - the proposal would make a small contribution towards housing supply and future occupants would work locally, support local services and make a contribution to the local economy.

Community/Social - the proposal is deliverable and would make a contribution to the supply of housing required to meet the needs of present and future generations. However, it is not closely related to an existing built up area and would not be readily accessible to existing services and facilities other than by motor vehicle. The proposal would not bring significant community benefits.

An Environmental Role - Although the site is historically part of an industrial site it is currently grassed and has an open feel. The proposed development would constitute an intrusive element that would be detrimental to the prevailing rural character of the countryside.

The proposal is therefore contrary to Policy 2 (Development Management) of the SELLP and advice within the National Planning Policy Framework, 2019. Policy 2 indicates that sustainable considerations should be met in terms of impact upon the character and appearance of the area and the relationship to existing development and land uses. Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character of the countryside. Paragraphs 122 and 127 indicate that new development should be sympathetic to and maintain an area's prevailing character.

AMENITY

The nearest residential properties are situated to the north east on the opposite side of Cranesgate South. It is considered that the amenity of nearby residents would not be materially harmed in terms of overlooking, lack of privacy, noise and disturbance, etc.

HIGHWAY SAFETY

Access would be onto Cranesgate South, which is a narrow rural road. However, LCC Highways has raised no objections on highway safety grounds.

FLOODING/DRAINAGE

The site is within Flood Zone 1 on the Environment Agency Flood Maps and within an area of no hazard within the SHDC Strategic Flood risk Assessment. The proposal therefore satisfies the sequential test.

Drainage matters could be addressed by means of a condition if permission was forthcoming.

CONCLUSION

It is considered that there is not an essential need for an additional dwelling in this countryside location. Although the proposal would satisfy the applicant's personal needs and make a small contribution towards the local rural economy and the supply of housing required to meet the needs of present and future generations within the district these benefits are outweighed by the harm that the proposal would cause in terms of other social and environmental factors. They include the distance from local services and facilities, reliance upon the motor car and the development's harmful effect upon the character and appearance of the countryside.

The site is not therefore considered to be suitable for an additional dwelling with particular regards to the principles of sustainable development and the protection of the rural character of the countryside. It is contrary to Policies 1 and 2 of the South East Lincolnshire Local Plan, 2019 and Paragraphs 7, 8, 11, 47, 79, 122, 127 and 170 of the National Planning Policy Framework, 2019. Paragraphs 7 and 8 indicate that new housing should be in a sustainable location and contribute towards protecting and enhancing the environment. Paragraph 79 stresses that local planning authorities should avoid new homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. It has not been satisfactorily demonstrated that the latter is the case.