

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H23-0897-20	Applicant:	Mr Sleight
Proposal:	Erection of single storey dwelling		
Location:	High Road Whaplode Spalding		
Terminal Date:	22nd December 2020		

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
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

Sections 5, 12 and 14 of National Planning Policy Framework (2019)

5 - Delivering a sufficient supply of homes

12 - Achieving well-designed places

14 - Meeting the challenge of climate change, flooding and coastal change

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

PROPOSAL

This is a full application for the erection of a single storey dwelling on land at High Road, Whaplode. The proposal seeks to provide two bedrooms, an en-suite, a bathroom, a lounge and a combined kitchen / dining area. Materials of construction will be Marley Pantile roof tiles, horizontal grey black ash cladding with Vandersanden Old Farm House Facing Bricks. Windows and doors are to be UPVC. The building will have a maximum depth of 10.155 metres, a maximum width of 9.808 metres and a maximum apex height of 6.37 metres.

SITE DESCRIPTION

The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. The proposal site is in Flood Zone 3 on the Environment Agency flood mapping, but not in an increased flood hazard or depth area on the 2115 South Holland Strategic Flood Risk Mapping. Therefore a sequential test is not required. Finished floor levels are to be 300mm above existing ground level.

HISTORY

H23-0331-07

Outline - Residential development - erection of pair of semi-detached houses (details of layout, scale and access committed) - Refused - 16 January 2008.

H23-1234-18

Full - Proposed bungalow - Approved - 13 February 2019.

CONSULTATION RESPONSES

LCC - County Highways & SUDS Officer

No objection - "The roadway running between number 260 High Road and the adjacent restaurant is not a Public Highway but it is the route of a Public Right of Way. The relocation of the on-curtilage parking for 260 High Road, to the frontage of that property, will most probably require the relocation of the 'Stocks Hill' street name sign and the Public Right of Way finger post sign"

SHDC - Environmental Protection Officer

Requests contaminated land condition.

South Holland Internal Drainage Board

Requests a full drainage strategy condition.

Whaplode Parish Council

"The access to the site is legally used by numerous others and their rights must be respected. The

applicant plan for parking appears cramped."

PLANNING CONSIDERATIONS

Assessment against South East Lincolnshire Local Plan (SELLP) Policy 1 - Spatial Strategy

Whaplode is classed in the spatial hierarchy as a Minor Service Centre. The relevant criteria for Minor Service Centres states: "Within the settlement boundaries of the Minor Service Centres (as shown on the Inset Maps) development will be permitted that supports their role as a service centre for the settlement itself, helps sustain existing facilities or helps meet the service needs of other local communities. Development will normally be limited to Allocated and Committed sites and infill."

The proposal helps to sustain existing facilities within the settlement and is considered to represent an infill site.

The proposal is considered to accord with SELLP Policy 1.

Assessment against SELLP Policy 2 - Development Management

This proposal is assessed against SELLP Policy 2 titled - Development Management. This policy states:

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;
2. quality of design and orientation;
3. maximising the use of sustainable materials and resources;
4. access and vehicle generation levels;
5. the capacity of existing community services and infrastructure;
6. impact upon neighbouring land uses by reason of noise, odour, disturbance or visual intrusion;
7. sustainable drainage and flood risk;
8. impact or enhancement for areas of natural habitats and historical buildings and heritage assets;
9. impact on the potential loss of sand and gravel mineral resources."

When assessed against the above relevant criteria the following can be observed:

1. The size, scale, layout and density is considered to be appropriate for the site. As the dwelling is single-storey in nature and is not substantially raised above ground level, there is not considered to be an impact on neighbour amenity from overlooking and overshadowing. There is not an impact on trees, and the character and amenity of the area is considered to be improved by the cleaning up of a overgrown, dilapidated area of land that cannot realistically serve any other purpose other than residential.
2. The design and orientation is considered to be appropriate for the site. The orientation best enables the manoeuvring of vehicles and the way the building functions within the shape of the plot.
3. The proposal does not seek to maximise the use of sustainable materials, however the proposed materials are considered to be broadly in keeping with the built materials of dwellings in the vicinity.
4. The access is considered to be wide enough to facilitate the easy movement of domestic vehicles and allows for the off-road parking of two vehicles which is considered acceptable for a two bedroom property under the requested parking provision of SELLP Appendix 6.
5. Existing community services and infrastructure will not be materially impacted by this proposal.
6. The proposal is for residential development in a predominately residential area. It is considered that the surrounding area will not be materially impacted by noise, odour, disturbance or visual intrusion.
7. The proposal site is in Flood Zone 3 on the Environment Agency flood mapping, but not in an increased flood hazard or depth area on the 2115 South Holland Strategic Flood Risk Mapping. Therefore a sequential test is not required. Finished floor levels are to be 300mm above existing ground level. South Holland Internal Drainage Board has requested a drainage strategy condition.

The proposal is considered to accord with SELLP Policy 2.

Assessment against SELLP Policy 3 - Design of New Development

This proposal is assessed against SELLP Policy 3 titled - Design of New Development. This policy states:

All development will create distinctive places through the use of high quality and inclusive design and layout and, where appropriate, make innovative use of local traditional styles and materials. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable.

Development proposals will demonstrate how the following issues, where they are relevant to the proposal, will be secured:

1. creating a sense of place by complementing and enhancing designated and non designated heritage assets; historic street patterns; respecting the density, scale, visual closure, landmarks, views, massing of neighbouring buildings and the surrounding area;
2. distinguishing between private and public space;
3. the landscape character of the location;
4. accessibility by a choice of travel modes including the provision of public transport, public rights of way and cycle ways;
5. the provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking;
6. the lighting of public places;
7. ensuring public spaces are accessible to all;
8. crime prevention and community safety;
9. the orientation of buildings on the site to enable the best use of decentralised and renewable low-carbon energy technologies for the lifetime of the development;
10. the appropriate treatment of facades to public places, including shop frontages to avoid visual intrusion by advertising, other signage, security shutters, meter boxes and other service and communication infrastructure;
11. residential amenity;
12. the mitigation of flood risk through flood-resistant and flood-resilient design and sustainable drainage systems (SuDS);
13. the use of locally sourced building materials, minimising the use of water and minimising land take, to protect best and most versatile soils;
14. the incorporation of existing hedgerows and trees and the provision of appropriate new landscaping to enhance biodiversity, green infrastructure, flood risk mitigation and urban cooling;
15. the appropriate use or reuse of historic buildings.

When assessed against the above relevant criteria the following can be observed:

1. The proposal is set behind 260 High Road and therefore does not materially impact a sense of place. Being subservient in scale and massing it does not materially impact the character of the surrounding area. There is already a single-storey dwelling sited further to the west behind frontage development so the proposal would not be out-of-keeping with the existing built form.
2. The proposal adequately distinguishes between private and public space by enclosing the site with a 1.8 high timber fence.
3. The landscape character of the area is considered to be materially improved by this application as it represents the opportunity to tidy up and unkempt land and bring the land into residential use.
4. The proposal site is very close to bus routes on both sides of High Road at the front of the house that go to Kings Lynn, Wisbech and Spalding.
5. The provision of facilities for the storage of refuse/recycling bins, storage and/or parking of bicycles and layout of car parking is considered to be acceptable on this plot.
9. The dwelling is not orientated to best facilitate decentralised and renewable low-carbon energy. However, the orientation does best facilitate the functioning of the building within the plot shape, as well as minimising impact on residential amenity.
11. As the dwelling is single-storey in nature and is not substantially raised above ground level,

there is not considered to be an impact on neighbour amenity from overlooking and overshadowing. A 17m separation distance (approx.) to the rear of the property to the south is adequate for a single-storey/two-storey dwelling relationship. There is not an impact on trees, and the character and amenity of the area is considered to be improved by the cleaning up of a overgrown, dilapidated area of land that cannot realistically serve any other purpose other than residential.

12. The proposal site is in Flood Zone 3 on the Environment Agency flood mapping, but not in an increased flood hazard or depth area on the 2115 South Holland Strategic Flood Risk Mapping. Therefore a sequential test is not required. Finished floor levels are to be 300mm above existing ground level. South Holland Internal Drainage Board has requested a drainage strategy condition.

13. Water take is a matter that would be assessed with submission of a drainage strategy. The proposed materials of construction are considered to be appropriate for the site and do not affect the character of the dwelling or the surrounding area.

The proposal is considered to accord with SELLP Policy 3.

Assessment against SELLP Policy 11 - Distribution of new housing

Whaplode is classed as a Minor Service Centre in the SELLP with a target of 130 new homes to be built by 2036. This dwelling would contribute toward that amount.

The proposal is considered to accord with SELLP Policy 11.

PLANNING BALANCE

There is not considered to be a material impact on character and amenity from the proposed dwelling and it would help to contribute toward the SELLP housing target of 130 for Whaplode by 2036. The proposal is considered to accord with Policies 1, 2, 3, 4, 10, 11, 17, 36 and Appendix 6 of the South East Lincolnshire Local Plan, 2019, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2019.

CONCLUSION

The recommendation is one of approval.

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.