

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	H23-0953-20	Applicant:	Mr Steve Collins & Miss Louise Stupples
Proposal:	Demolition of existing dwelling and construction of new dwelling.		
Location:	53 Broadgate Whaplode Drove Spalding		
Terminal Date:	17th January 2021		

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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Paragraph 8 of Section 2. Achieving sustainable development
 Paragraph 127 of Section 12. Achieving well-designed places
 Paragraph 163 of Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SHDC INTERNAL	0	0	0	1

OTHER STATUTORY BODIES	0	0	0	1
------------------------	---	---	---	---

CASE OFFICER ASSESSMENT

Proposal

This is a planning application that seeks full permission for demolition of existing dwelling and construction of new dwelling at 53 Broadgate, Whaplode Drove, Spalding.

Site Description

The site is part of the frontage development on the eastern side of Broadgate. Linear development characterises the built-up area of Whaplode Drove.

The area is predominately residential. There are a few services and facilities directly opposite the site comprising convenience store and post office. A wide range of housing types, designs, appearance and ages has been observed on the street scene.

The dwellinghouse is a semi-detached two-storey old cottage. It adjoins No. 53b which is a similar cottage with a higher ridgeline. Both buildings are white rendered across all elevations. The pair of semi-detached properties are largely set back from the road. The building line along that part of the eastern frontage is somewhat irregular.

A long driveway adjoins the northern boundary of the site with No. 51. The land to the front of the properties is grassed. To the rear, there is a spacious long garden. A 2 metre high timber closeboard fence split the land between two independent domestic gardens.

The application property has a subsequent lean-to extension to the rear. The adjacent No. 53b has a mixture of single-storey extension close to the fence and a two-storey flat roofed extension on the other end.

History

H23-1155-89 - Extension to existing garage - Approved

Consultation Responses

Highways/SUdS Authority

No objection.

Whaplode Parish Council

No comment.

Historic Environment Officer

No archaeological input required.

SHDC Environmental Protection Officer

No comment.

Planning Considerations

Principle of development

The site is within the settlement boundaries for Whaplode Drove as set out in the South East Lincolnshire Local Plan (SELLP), 2019.

Policy 1 of SELLP 2019 is aimed to define the local spatial strategy. In conjunction with the settlement boundaries, a settlement hierarchy indicates in descending order where the most sustainable locations will be promoted for new development.

This Policy identifies Whaplode Drove as 'Other Service Centres and Settlements', where 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 Committed sites and infill.

The scheme will be infill development. The existing cottage will be demolished and the new dwelling will remain flanked by two properties.

According to "South Holland District Council 5-year Housing Land Supply Assessment (as at 31st March 2020)", the Council is capable of delivering housing land supply of 9.1 years under the Liverpool method. Although housing sufficiency has been met, additional dwellings being delivered by the proposal would make a social contribution albeit only a little.

The future occupants of the dwelling may work locally and support local services and make a contribution to the local economy and the sustainability of the village. It is known the limited availability of services and facilities in Whaplode Drove to meet the day-to-day needs. However, there is a convenient store and post office right opposite the road as well as bus service to Spalding, Sutton St James, Sutton St Edmund and Wisbech. Most interestingly, the scheme will provide accommodate to the existing occupiers of the cottage to demolish. The pressure on the limited services will be negligible by way of granting permission to this development.

In summary, the principle of development for the proposed scheme is deemed acceptable. Any adverse impacts of granting permission for the development would not significantly and demonstrably outweigh the benefits. On balance, this application accords with Policy 1 of SELLP, 2019.

Flood risk

The site lies on Flood Zone 1 in accordance with Environmental Agency's Flooding Map. Taking into account the climate change allowance, no flood hazard is predicted across Whaplode Drove as per South East Lincolnshire Strategic Flood Risk Assessment (March 2017).

Given such low flood risk probability, the proposed development and its occupiers will be overall safe in terms of flooding. Notwithstanding this, new development is an opportunity to reduce the causes and impacts of flooding albeit low. The incorporation of SUDS as natural flood management techniques will be well-regarded to manage e.g flooding from surface water runoff. Within this context, it is proposed the installation of soakaways to manage the surface water runoff from the development. It is unknown low soil permeability in the area. In principle, the soakaways will be appropriate at such location.

Overall, the proposals comply with Policy 4 of SELLP and Paragraph 163 of NPPF 2019.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, among other considerations.

Likewise, Policy 2 of SELLP, 2019 goes on to say that considerations shall be met about 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. In this regard, Policy 3 of the SELLP states that 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.

Having regard to the dimensions of the existing cottage, the proposed dwellinghouse will exceed 2.3 metres in depth and 80 centimetres in apex height. The width will be identical. The ridge height will be as much as that of the adjoining semi-detached cottage (No. 53b). For these reasons, the development will be commensurate with the adjoining property and other buildings in its setting in terms of scale, mass and bulk.

The proposed roof will be tantamount to the gable pitched roof of No. 53b. Two subservient gable pitched elements will project onto the rear of the plot. Both protrusions will fill the additional depth to the house. The front wall will be positioned as originally. A small-scale gable pitched porch will be erected at the main door.

The external walls will be white rendered. The roof tiles will be brown concrete matching those of the adjoining cottage. A new chimney would be erected on top of the gable pitch in addition to a shared stack on the other end of the roof. White UPVC will be used for doors and windows excepting the oak feature on the main door.

Internally, the communal space will be on the ground floor level. There will be a large open kitchen/dining room with bi-folded doors onto the garden. Four bedrooms will be provided on the first-floor level. One of them will be an ensuite master bedroom. The floorspace per each room will exceed the minimum standards for good standards of living. Nationally Described Space Standards (NDSS) have been used as a guidance to assess the proposals in this regard.

Overall, the form of development will mostly replicate the existing cottage and the appearance will be matching that of the other half of the semi-detached pair. No harm is anticipated by reason of design and layout. Therefore, the proposals comply with the above-mentioned policies.

Car parking provision

In conjunction with Policy 36 of SELLP 2019, Appendix 6 sets out the minimum standards for parking provision upon the use class.

Three spaces should be provided within the curtilage for dwellings with 4 or more bedrooms. The proposed block plan shows one car to the front of the property and one further on the driveway end off the northern side elevation. In fact, two cars could be parked at such location of the driveway. All motor vehicles could egress the site in a safe and forward manner. Therefore, the proposals accord with Appendix 6 of SELLP, 2019.

Residential amenity

The two gable pitched elements at the rear of the house will represent an increase of 2.3 metres in relation to the footprint of the existing cottage.

There are two first-floor windows on the rear elevation of the adjoining property No. 53b. The rear elements will not protrude to the extent which the sightline from those windows will be obstructed. The 45 degrees angle will be clearly respected. In any case, the nearest window is a narrow opening which is unlikely to lighten a habitable space of the house.

The master bedroom adjoining the southern wall of the house will benefit from a Juliette balcony. As there is no protruding platform, it is considered that no overlooking effect will occur onto the rear garden of No. 53b.

In summary, the development will not cause any harm upon the residential amenity of residents nearby by reason of overbearing and overlooking effect. Therefore, the development complies with residential amenity which is one of the key principles of design and development management as set out in Policies 2 and 3 of SELLP (2019).

Conclusion

The loss of the original cottage will entail the erection of a new dwellinghouse. The footprint will not be significantly dissimilar, and the material increase in dimensions will be appropriate in terms of scale, mass and height. The additional depth onto the rear will not be excessive insofar as it will harm the amenity of the residents at the adjoining semi-detached property No. 53b. The

development will incorporate most of the materials matching the existing. The form of development and appearance will be in line with the adjacent property. No adverse impact will occur upon the character of the area.

Any adverse impacts of granting permission will not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Local Plan and NPPF as a whole.

Taking into account the considerations above, the proposal is considered to comply with Policies 1, 2, 3, 4, 10, 11 and 36 and Appendix 6 of the South East Lincolnshire Local Plan (SELLP), 2019; and also Paragraphs 8, 127 and 163 of the National Planning Policy Framework (NPPF), 2019.

It is accordingly recommended to approve this planning application via 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.