DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H23-1087-20**	**Applicant:**	**Naylor Farms**
Proposal:	Erection of 3 Bungalows - outline approval H23-0980-17		
Location:	Adjacent: Saracen House Washway Road Saracens Head		
Terminal Date:	29th 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
29	The Historic Environment
30	Pollution
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

Sections 12, 14, 15 and 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	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	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The site has outline planning permission for residential development (ref. H23-0980-17). Reserved matters approval is now sought for 3 no. 3 bed bungalows.

Site Description

The application site (approx. 0.17 ha) is currently agricultural land located on the southern side of Washway Road on the eastern fringe of Saracens Head. Saracen House is located to the west, with a closeboarded fence and trees on the common boundary. Residential development is situated opposite. The A17 is located some 300 metres to the south/south-west.

History

H23-0980-17 - O/A - Residential development (3 plots) - Granted 7 December 2017.

Consultation Responses

Whaplode Parish Council - Supported.

LCC Highways/SUDs - Request conditions/informatives.

South Holland Internal Drainage Board - Request drainage strategy. Land drainage consent will be required to discharge to watercourse in line with the Board's byelaws.

Resident - No objections but request a continuation of the existing footpath to enable safe access whilst walking into the village. Also feel that the 30mph speed limit needs to be reinforced as heavy building work may cause a dangerous obstruction for traffic which regularly speeds through our village.

Planning Considerations

The principle of residential development on the site has been established by virtue of the outline consent (ref: H23-0980-17). This application is therefore to assess the reserved matters, namely:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
ii) the means of access to the site;
iii) the landscaping of the site;
iv) other matters such as the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

There is an eclectic mix of dwelling types along this stretch of Washway Road of varying scale, design and appearance. Existing development is predominantly houses, including Saracen House to the west. However, there are a number of bungalows, including one opposite and also further to the west. The proposed bungalows would be constructed in red multi stock brick, plus green cedral weatherboard/cladding, with a slate grey flat tiled roof. The windows would be cream uPVC with grey composite doors. Boundary hedging is proposed as part of the landscaping scheme. It is considered that they would integrate well within the landscape on the rural fringe of the village.

The proposal would not materially harm the character/appearance of the street scene/rural locality or the setting of Pipwell Manor (grade II listed) further to the west. The proposal therefore accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 in this respect.

In terms of amenity, the nearest property is Saracen House to the west which is some 14 metres from the common boundary. Dwellings are also located opposite. Saracen House has two secondary windows on its gable towards the front of the property. The bungalow on plot 1 has bathroom and en-suite windows on its gable facing west. Patio type doors serving a lounge/dining

room also face west and are set further back. Ground levels would remain fundamentally the same but finished floor levels would be 500mm above ground level to address flood risk. It is considered that the proposal would not materially harm the amenity of neighbouring residents in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc, subject to 2 metre high fencing along the rear section of the western boundary with 300mm trellising above. The proposal accords with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019 on amenity grounds, subject to the aforementioned.

The dwellings include garaging and at least 2 further parking spaces, plus vehicular turning facilities. The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds, subject to provision of a frontage footway. This is already covered by condition 7 of the outline permission. Speed restrictions are the responsibility of the County Highways Authority. The proposal therefore accords with Policies 2, 3 and 36 on highway safety/parking grounds.

Part of the site is within Flood Risk Zone 3 on the Environment Agency Maps. The South Holland Strategic Flood Risk Assessment designates the site as no hazard. The proposal therefore satisfies the sequential test. Condition 8 of the outline permission requires that finished floor levels should be set 300mm above ground level and flood resilience and resistance techniques be incorporated. Safe refuge should be provided at first floor level and future occupiers are advised to register with the Floodline Warnings Direct Service.

Foul water would be discharged to an existing mains sewer and surface water to soakaways at the rear. This is considered appropriate and satisfactory in this location.

Planning Balance

The proposal satisfactory complies with the reserved matters and is in accordance with Policies 2, 3, 4, 30 and 36 of the South East Lincolnshire Local Plan, 2019. The are no significant factors in this case that indicate against the proposal and to outweigh factors in favour of the proposal and the policies referred to above.

Conclusion

The planning balance is 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.