

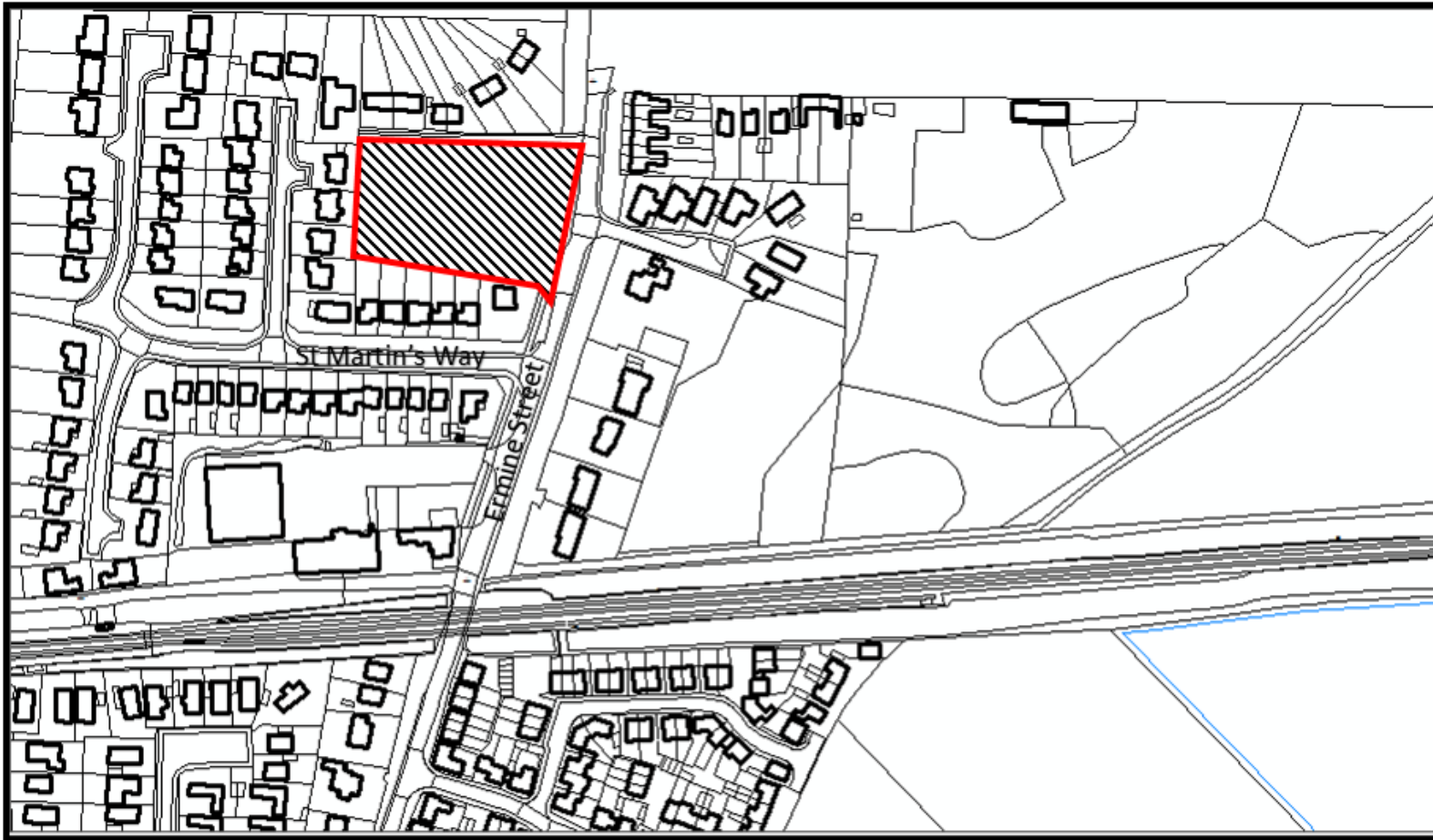
Applicant	Wheatcroft Land Ltd 139 Ermine Street Ancaster Lincolnshire NG32 3QN
Agent	Mr Daniel Collins Polkey Collins Associates Limited The Manor House Nocton Road Potterhanworth LN4 2DN
Proposal	Approval of reserved matters relating to access, appearance, landscaping, layout and scale following grant of Outline permission under S14/2692 for new retail store and car park and 14 dwellings.
Location	139 Ermine Street Ancaster Lincolnshire NG32 3QN
Application Type	Reserved Matters (Major)
Parish(es)	Ancaster Parish Council
Reason for Referral to Committee	Cllr Wilkins has requested that this application be considered by the Committee as it comprises a major residential development.
Recommendation	That the application is:- Approved conditionally
Report Author	Paul Milne - Area Planning Officer 01476 406080 Ext: 6305 p.milne@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Service Manager - Development Management and Implementation 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

- Principle of development
- Impact on residential amenity
- Impact on the character of the area
- Highway Safety

Technical Documents Submitted with the Application

- Flood Risk Assessment



Key



Application
Boundary



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1.0 Description of site and application

- 1.1 The application site is located approximately 600 metres to the North of Ancaster centre. Ancaster is identified as a Local Service Centre under Core Strategy Policy SP2. The application site is surrounded by low density post war residential development. The site lies well to the north of the designated Ancaster Conservation Area. Trees on the opposite side of Ermine Street are the subject of a TPO.
- 1.2 The B6403 Ermine Street runs to the east of the site while West View runs to the north and St Martin's Way runs to the south and west of the site. There is established residential development on West View and St Martin's Way.
- 1.3 The site as a whole is rectangular in shape comprising a former garage and workshop. It is broadly level although the surrounding land and gardens slope gently up from the Ermine Street road frontage so that they are in the order of 1.2 metres above the application site adjacent to its northern and eastern boundary. Overall, neighbouring houses at North Drive to the west are around 3 to 4 metres above the level of the Ermine Street frontage.
- 1.4 Directly to the east of the area to where the housing is proposed is a CO-OP convenience store and associated car parking.
- 1.5 Under a hybrid planning application (S14/2692), full planning permission was granted for a Coop convenience store, service facility and car park at the frontage to Ermine Street on its northern side and outline planning permission was granted for 14 houses and gardens, a service road and car parking over the remainder of the site in its rearward part.
- 1.6 The first phase of the development has been implemented with the construction of the CO-OP store which opened in 2016. This current application is for approval of the reserved matters for second phase of the scheme for the development of 14 houses. All reserved matters are sought for approval - access, layout, scale, landscaping and appearance.
- 1.7 The single access would serve both the proposed Coop convenience store and residential development. The store and its 17 allocated car parking spaces are accessed independently via but not directly from an access point on Ermine Street. That road would then lead to the western - rearward part of the site where drawings show a total of 14 x two storey two bedroomed (6 in total) and three bedroomed (8 in total) homes; private gardens and 21 communal and on-site car spaces.

2.0 Relevant History

Reference	Proposal	Decision	Date
S14/2692	Demolition of existing buildings and Hybrid planning application for part Full and part Outline Consent comprising: Full application for a new retail store and car park and, Outline application for 14 houses with landscaping, access and boundary treatment	Approved Conditionally	06/05/2015

3.0 Policy Considerations

- 3.1 **National Planning Policy Framework (NPPF)**
Section 11 - Enhancing the natural environment
Section 4 - Promoting sustainable transport
Section 7 - Requiring good design
Section 6 - Wide choice of high quality homes

3.2 South Kesteven District Council Core Strategy

Policy H1 - Residential Development
Policy EN1 - Protection and Enhancement
Policy SP2 - Sustainable Communities

3.3 Site Allocation and Policies Development Plan Document

Policy SAPH1 - Other housing development

4.0 SKDC Corporate Priorities

4.1 Support good housing for all

5.0 Representations Received

Parish Council Only concerned about the lack of parking for 14 dwellings.

LCC Highways & SuDS No objections.
Support

6.0 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 1 Letter of representation have been received. The points raised can be summarised as follows:

1. Current applications are contrary to Policy SP4 and H3
2. The recommendation should now be consistent with that put to the Development Control Committee on 6th January 2015
3. Objects for the failure to provide affordable housing in accordance with the NPPF, South Kesteven Core Strategy and the South Kesteven Planning Obligations SPD

7.0 Evaluation

7.1 Principle of Development

7.1.1 The site has the benefit of outline approval therefore the principle of residential development at the site has been previously considered acceptable. This is only concerned with the reserved matters that were not available at the time of the outline application.

7.2 Impact on the character and appearance of the area

7.2.1 The development comprises of two storey semi-detached and terraced properties. Proposed materials include a mix of red and buff brick external walls with clay pantile roofs. The surrounding neighbouring properties display a range of contrasting materials and it is considered that the proposed materials to be used in the construction of the new dwellings will help them assimilate within its surroundings whilst maintaining the varied streetscape.

- Plots 1-8 which run along the north of the site are semi-detached properties, linear in form, which reflects the form and character of West View to the north.

- Plots 9-11 are terraced properties sited parallel to the eastern boundary with the CO-OP and are orientated to face into the central hammerhead road layout.
- Plots 12-14 are terraced properties which complete the enclosure of the development and gives an overall sense of privacy for the occupiers of the development.

7.2.3 The area of land to which the houses are to be sited is slightly higher than the land where the retail store is located. The houses are set a considerable distance from the public highway at Ermine Street, being partly obscured by the built form of the CO-OP and will be further screened by appropriate boundary treatments.

7.2.4 The surrounding residential development on St. Martins Way, North Drive and West View are sited on higher ground than the application site. The submitted cross-sectional details show that the proposed development will not be visually intrusive in the context of the existing surrounding area and will provide an acceptable step in height of built form when viewed from the main vantage point of Ermine Street to the east.

7.2.5 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the existing surrounding dwellings, streetscene and surrounding context in accordance with the NPPF Section 7, and Policy EN1 of the South Kesteven Core Strategy.

7.3 Impact on the neighbours' residential amenities

7.3.1 Due to the fact that the proposed houses are to be on a lower level than the existing surrounding residential properties and maintain suitable distances of separation it is considered that the development will not be overdominant or overbearing over the rear gardens of houses that sit directly adjacent to the site.

7.3.2 The side elevation to Plot 1, though in proximity to the rear of No. 8 North Drive, has no openings to the side elevation. Plot 14 also has a side elevation in proximity to the rear boundary of Nos. 4 & 6, North Drive. Though this side elevation does have a first floor window, it serves a bathroom and will be obscured glazed. An appropriate condition has been attached which will ensure this window is obscure glazed and fixed.

7.3.3 Plots 1-8 do have first floor rear windows that face in the direction of the properties on West View but due to the fact that these neighbouring dwellings are south facing and have large front gardens that there will be no adverse impact in terms of overlooking or loss of privacy.

7.3.4 It is considered that given the proposed layout and orientation of the proposed dwellings and the separation distances between existing and proposed dwellings the development will not have any significant impact on the amenities of neighbouring properties in terms of loss of privacy, overlooking or the creation of an overbearing development.

7.3.5 Taking into account the nature of the proposal, appropriate scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 7, and Policy EN1 of the South Kesteven Core Strategy.

7.4 Highway issues

7.4.1 The local highway authority has been consulted and raised no objection, subject to conditions, to the proposed development. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 4

8.0 **Section 106 Agreement**

- 8.1 Planning permission S14/2692 was granted subject to a Section 106 Agreement in which the developer would provide 2 Affordable Housing Units. Following a review of the viability for the residential scheme the applicants have applied to modify the Section 106 Agreement to remove the requirement to provide the 2 affordable housing units (S17/1646). The application to modify the Section 106 Agreement has also been included on this agenda for consideration. No changes are proposed to the reserved matters under consideration as a result of that application.

9.0 Crime and Disorder

- 9.1 It is considered that the proposal would not result in any significant crime and disorder implications.

10.0 Human Rights Implications

- 10.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

- 10.2 It is considered that no relevant Article of that act will be breached.

11.0 Conclusion

- 11.1 The application site which benefits from outline permission for residential development is considered to reflect the scale and character of the surrounding development whilst not impacting adversely on highway safety or private residential amenity. The development will not increase the risk of flooding in the locality and will not be detrimental to the local ecology of the area.

- 11.2 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 4, 7 , 10 & 11) and Policy EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise although conditions have been attached.

12.0 RECOMMENDATION: that the development is Approved subject to the following conditions

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing Number: 091 received on 6th April 2016
 - ii. Drawing Number: 092 received on 6th April 2016
 - iii. Drawing Number: 093 received on 6th April 2016
 - iv. Drawing Number: 094 received on 6th April 2016
 - v. Drawing Number: 095 received on 6th April 2016
 - vi. Drawing Number: 096 received on 6th April 2016
 - vii. Drawing Number: 097 received on 6th April 2016

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 2 Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 3 Before any development hereby approved commences final details of the retaining structure to the western boundary shall be submitted to and approved in writing by the local authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the residential amenities of the occupiers of the dwellings and those of neighbouring properties.

Before the Development is Occupied

- 4 Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details as shown on Drawing Number: 092 received on 6th April 2016.

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 5 Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details as shown on Drawing Number: FW700 P2 400 received on 10th May 2016.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN2 of the adopted South Kesteven Core Strategy (July 2010).

- 6 Before any part of the development hereby permitted is occupied, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme as shown on Drawing Number: 092 received on 6th April 2016.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

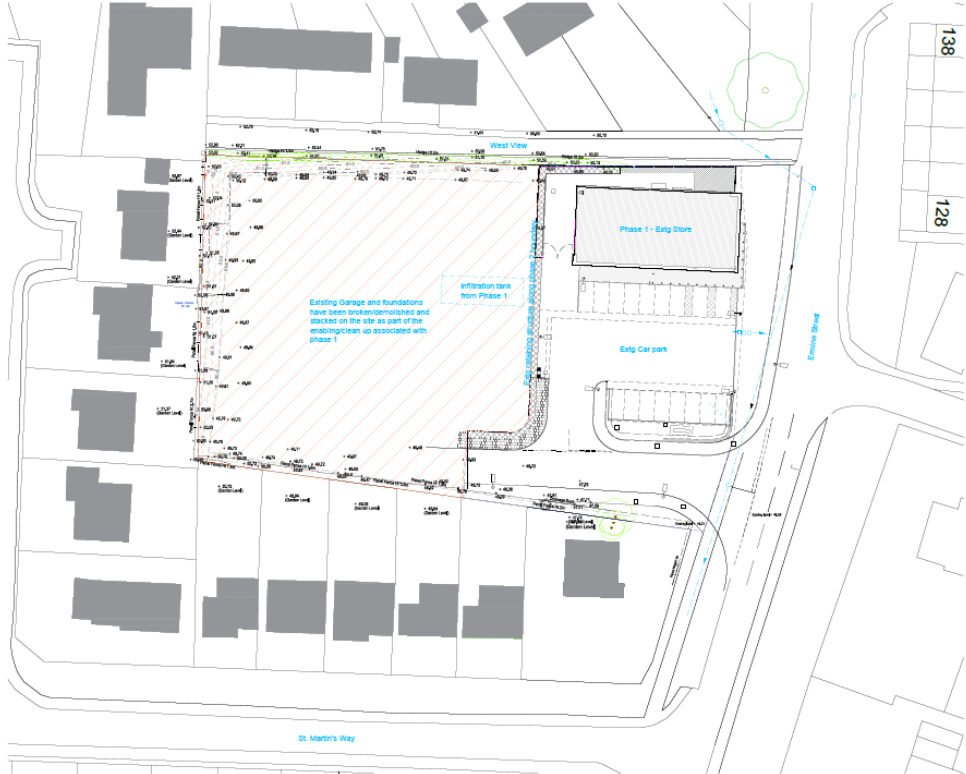
- 7 Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the approved details as shown on the following drawing numbers:
 - i. Drawing Number: 093 received on 6th April 2016
 - ii. Drawing Number: 094 received on 6th April 2016
 - iii. Drawing Number: 095 received on 6th April 2016
 - iv. Drawing Number: 096 received on 6th April 2016
 - v. Drawing Number: 097 received on 6th April 2016

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

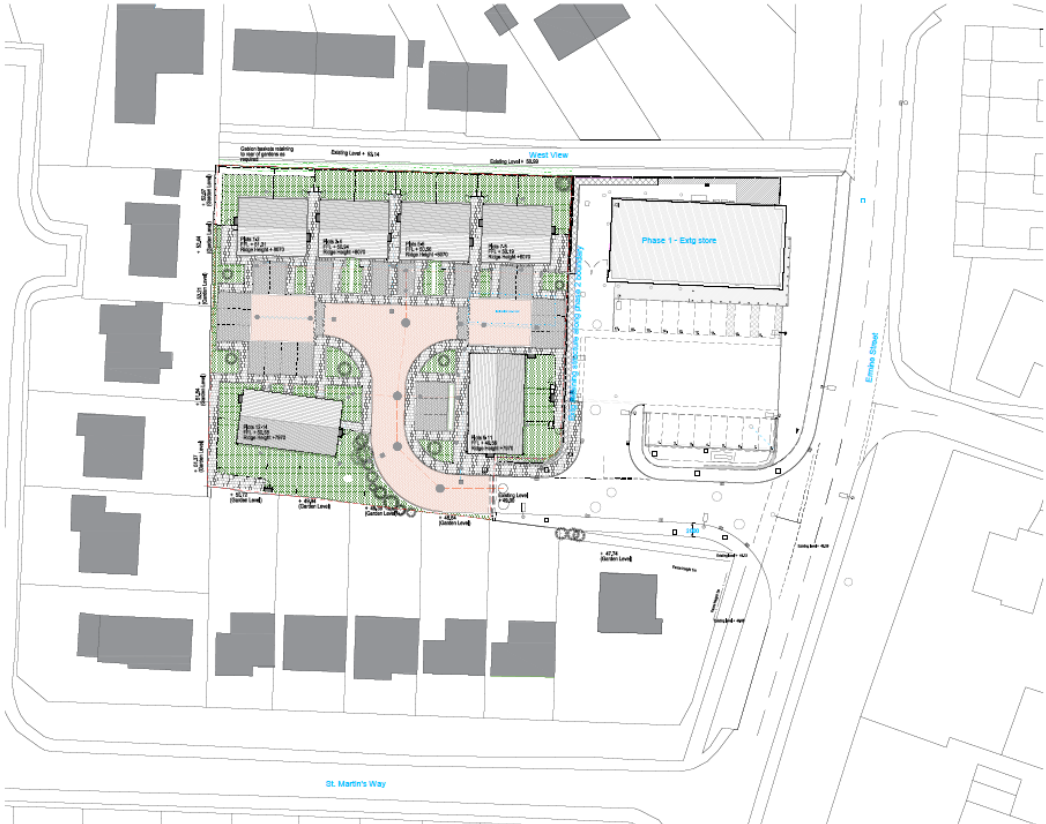
Standard Note(s) to Applicant:

- 1 The conditions attached to this permission should be read in conjunction with the conditions attached to the outline permission S14/2692.
- 2 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 - 187 of the National Planning Policy Framework.

Site location plan



Proposed layout plan



Proposed Elevations

