



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

17 February 2021



S20/0564

Proposal: Erection of 3 attached dwellings
Location: Land to the South of 141 Stamford Street, Grantham, NG31 7BS
Applicant: Mr Robert Spencer, Spencer Construction (Homes) Ltd, 21 Main Street, Lambley, Nottingham, NG4 4PN
Agent:
Application Type: Full Planning Permission
Reason for Referral to Committee: Requests by Cllr Stokes on the grounds of
 Dominant and overdevelopment of the area caused by the proposal
 Contrary to the Local Plan
 Design out of keeping with the Area
 Traffic Impact increasing the number of Vehicles on the street
Key Issues: Principle of development
 Impact on the character and appearance of the area
 Impact on neighbours' residential amenities
 Highway issues

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Springfield

Reviewed by:

Phil Jordan, Principal Planning Officer

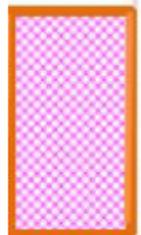
2 February 2021

Recommendation (s) to the decision maker (s)

That the application is approved conditionally



**Application
Boundary**



Key

1 Description of Site

- 1.1 The site is situated to the east of Stamford Street, Grantham and lies between No.141 and No.143. The street is predominantly characterised by two storey, terrace properties built to the back edge of the footpath with some having additional accommodation in the roof space. To the south of the site the character of the street changes and there are individually designed properties and short terraces before the street turns into Victoria Street. The street slopes away to the north where it joins Springfield Road. Traffic flow is one-way with the access from Springfield Road into Victoria Street and egress off Stamford Street.
- 1.2 The application site comprises an undeveloped vacant parcel of land. The site has been subject to a previous planning application, for the erection of three dwellings under reference S14/3456 which was approved.

2 Description of Proposal

- 2.1 The application seeks Full Planning Permission for the erection of three dwellings, attached to form a short-terrace. Each dwelling would consist of a kitchen, dining and living area to the ground floor, alongside a W/C, with two bedrooms and a family bathroom to the first floor.
- 2.2 The site would also consist of a chipped limestone path to the south of the site, providing access to the rear of the three dwellings. Block paving is proposed to the front of the site, with the rear gardens, which are rectangular in shape, consisting predominantly of a grassed area. Bin and cycle storage has been proposed to the rear of the site. It is noted that the design of the dwellings has been amended during the lifetime of the application following advice from officers.

3 Relevant History

Reference	Proposal	Decision	Date
S14/3456	Erection of 3 dwellings (outline application)	Approved Conditionally	12/02/2015
S19/1465	Subdivision of existing dwelling to form 2 flats	Approved Conditionally	04/11/2019

4 Policy Considerations

- 4.1 **SKDC Local Plan 2011 - 2036**
Policy DE1 - Promoting Good Quality Design
Policy SB1 - Sustainable Building
Policy SD1 - The Principles of Sustainable Development in South Kesteven
Policy SP1 - Spatial Strategy
Policy SP2 - Settlement Hierarchy
Policy SP3 - Infill Development

- 4.2 **National Planning Policy Framework (NPPF)**
Section 5 - Delivering a sufficient supply of homes
Section 9 - Promoting sustainable transport
Section 12 - Achieving well-designed places

5 Representations Received

5.1 Environmental Protection Services (SKDC)

- 5.1.1 No comments to make.

5.2 LCC Highways & SuDS Support

- 5.2.1 No objections, subject to informatives.

5.3 Witham Third Internal Drainage Board

- 5.3.1 No comments.

5.4 Environmental Protection Services (SKDC)

- 5.4.1 No comments to make.

5.5 Witham Third Internal Drainage Board

- 5.5.1 The board has no comments on this application, the development does not affect the interests of the board.

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 13 letters of representation have been received. The points raised can be summarised as follows:

- 1) Parking concerns
- 2) Insufficient parking along Stamford Street and Victoria Street
- 3) Highway Safety
- 4) Yellow lines, restricting parking, causing additional issues
- 5) Parking should be made available at front of site
- 6) Access for emergency vehicles
- 7) Impact on views, with a loss of view to the adjacent field
- 8) Impact on the character of the street
- 9) Impact on the privacy of No.139, No.141 and No.143, Stamford Street
- 10) Impact on property values
- 11) Japanese knotweed supposedly exists on site
- 12) Additional dwellings and converted flats, already approved, adds to the impact on the street
- 13) Could cause neighbour disputes and, or anti-social behaviour
- 14) Consultation deadlines should be extended due to the ongoing lockdown and restrictions

- 6.2 Following the submission of amended plans, dated 8 June 2020, the application was again advertised in accordance with the Council's Statement of Community Involvement and a

further 4 letters of representation were received. The points raised can be summarised as follows:

- 1) Highway Safety
- 2) Lack of sufficient parking
- 3) Emergency Vehicle Access
- 4) Have sought parking resolution, but have been unsuccessful
- 5) Increase in waste
- 6) Anti-social behaviour

6.3 It is noted that neighbouring residents were notified by letter, providing an initial 28 day period for these residents to provide representation. This consultation period was expanded from the usual 21 day period due to the ongoing restrictions, to allow for additional delivery times. In addition, a site notice was also placed notifying the nearby residents. Following amended plans, a further 21 day consultation period was begun, providing an additional 7 days on the standard re-consultation period. This was in accordance with the Local Planning Authority's Statement of Community Involvement and provided further opportunity for nearby or affected residents to submit representation.

7 Evaluation

7.1 South Kesteven Local Plan sets out the principles of the location of development within Policies SP1 and SP2. Policy SP1, within the Local Plan, sets out a framework guiding the location of development within the district. This policy, along with policy SP2, seeks to focus the majority of new residential development to Grantham to support and strengthen its role as a Sub-Regional Centre, with "new development which helps to maintain and support the role of the three market towns of Stamford, Bourne and the Deepings" also being allowed, provided that the proposal does not "compromise their nature and character".

7.2 SP2 also states "Priority will be given to the delivery of sustainable sites within the built up part of the town and appropriate edge of settlement extensions".

7.3 Grantham is designated as a Market Town as outlined under Policy SP1 and SP2 of the South Kesteven Local Plan, in which states "The focus for the majority of growth is in and around the four market towns, with Grantham being a particular focal point". New development which helps to maintain and support the role of the Market Towns should be supported. The NPPF promotes the development of small and medium sized residential sites, and supports the development of windfall sites, noting the benefits of using suitable sites within existing settlements for homes (para 68).

7.4 Policy SP3 (Infill Development) goes on to state that "all settlements defined in Policy SP2, infill development, which is in accordance with all other relevant Local Plan policies, will be supported provided that:

- a) *it is within a substantially built up frontage or re-development opportunity (previously development land);*
- b) *it is within the main built up part of the settlement;*

- c) *it does not cause harm or unacceptable impact upon the occupier's amenity of adjacent properties;*
- d) *it does not extend the pattern of development beyond the existing built form; and it is in keeping with the character of the area and is sensitive to the setting of adjacent properties.*

- 7.5 Policy SD1 of the newly adopted South Kesteven Local Plan sets out how development will be expected to minimise the impact on climate change and contribute towards creating a strong, stable and more diverse economy. This includes how they can minimise b) the need to travel; j) enhance the character of the District; and k) its natural environment.
- 7.6 Furthermore, the National Planning Policy Framework (NPPF) outlines, within para 59, that "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay".
- 7.7 Para 68 of the NPPF also emphasises the importance that the contribution of small to medium sized sites can make in meeting the housing requirements. ("Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly"). This policy seeks to ensure that there is a sufficient supply of homes and advises that sites of all sizes make a contribution to the housing requirement of an area.
- 7.8 The site is currently a vacant parcel of land, located to the south of 141 and to the north of 143 Stamford Street, Grantham. In terms of the principle of development, the application site is within a predominately residential area and would be within the existing built up area of Grantham. Careful consideration will need to be given to the nature and character of the area and setting in line with local and national policy, albeit, the principle of three dwellings on the site has been established under the previous outline planning approval.
- 7.9 The site, being within the built-up residential area of Grantham, a Market Town, in which policy SP2 allows appropriate development, is acceptable in principle. The site is within easy walking distance to Grantham Town Centre and local facilities, with food stores located within close proximity.
- 7.10 In addition, as the site is located within a well-established residential built-up area and with residential dwellings immediately neighbouring the site to the north (No.141) and south (No.143), the proposed development also complies, in principle, with Policy SP3 of South Kesteven's Local Plan.
- 7.11 The site is in a sustainable area, with required facilities and services within suitable distance of the application site. The proposal would widen opportunity for home ownership within the town and the principle of development has been previously established, albeit under the previous South Kesteven Core Strategy, under reference S14/3456. It is considered that the proposal would be in accordance with the relevant local and national policies above, subject to assessment against site specific criteria. These include the impact of the proposal on the character and appearance of the area, impact on the residential amenities of neighbouring occupiers and impact upon highway safety.

7.12 **Impact on the Character and Appearance of the Area**

- 7.12.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) that to ensure high quality design is achieved throughout the District, all development proposals will be expected to make a positive contribution to local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the streetscene, settlement pattern or the landscape / townscape character of the surrounding area.
- 7.12.2 Part 12 of the NPPF (Achieving well-designed places) states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.12.3 It is important that new residential development should be of the highest quality to enhance and reinforce good urban design characteristics. It is generally accepted that good design plays a key role towards sustainable development. Regard must be had towards the impact that the proposed dwelling would have on local character, including topography, street patterns, building lines, boundary treatment and through scale and massing.
- 7.12.4 The proposed development, comprising of three dwelling that will form a terrace, is considered to be appropriate for the site, not causing a detrimental impact to the character or appearance of the area. Stamford Street and the surrounding area, whilst predominantly terraced rows, does consist of flats, and semi-detached dwelling to the south of the site, at the top of the gentle slope. As such, it is considered that the proposed row of three dwellings are appropriately designed and provide a suitable development for the application site.
- 7.12.5 Furthermore, whilst the terrace properties front the pavement, the southern neighbouring property, No.143 and further properties to the south, have site frontages consisting of a concrete driveway and grass garden area. The properties located further south also have front gardens consisting of concrete areas and grass frontages of which numerous properties do not consist of parking provision within this frontage.
- 7.12.6 The materials of the surrounding area are not consistent, although consist of white/off-white render and red brickwork in their majority. The proposal indicates the use of Ibstock Ivanhoe Cottage Blend brick to the principal front elevations of the dwellings, a red multi brick; along with white monocouche render to the side and rear elevations. These materials therefore reflect those of the existing properties, both terrace and semi-detached, within the surrounding area.
- 7.12.7 As such, the proposed dwellings and garden areas are considered to be appropriate and the site is considered to be sufficient in size to satisfactorily accommodate the three dwellings proposed. The development proposed is not considered to cause an unacceptable adverse impact to the character or appearance of the area.

- 7.12.8 The resultant amenity spaces to the rear of the proposed dwelling would be suitable, with bin and cycle storage provision also located to the rear. The proposed development would not cause a reduction or loss of amenity space to the neighbouring residents.
- 7.12.9 In summary, it is considered that by virtue of the appearance, scale and layout, the proposal would be acceptable and does not represent an overdevelopment of the site. It is considered that that development of a short-terrace of three dwellings, on this site would not appear cramped or out of place and will not be detrimental to the overall character and appearance of the area. The proposal would therefore be in accordance with Local Plan Policies DE1, SP2 and SP3 and the NPPF (section 12).

7.13 **Impact on Neighbours' Residential Amenities**

- 7.13.1 Policy DE1 (Promoting Good Quality Design) of the adopted Local Plan states (amongst other criteria) states that all development proposals will be expected to ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and provide sufficient private amenity space, suitable to the type and amount of development proposed.
- 7.13.2 Paragraph 127 of the NPPF states that developments should 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 7.13.3 The proposed development is not considered to cause significant adverse impact to the residential amenities of neighbouring occupiers.
- 7.13.4 The proposed design of the three dwellings ensures that the site is set back from the highway, with a block paving front curtilage, with ridge and eaves heights similar to those of the northern and southern neighbouring properties. This layout, coupled with the modest but adequate separation distances to the neighbouring properties ensures that the proposal would not cause a dominant or oppressive additional built form within the area.
- 7.13.5 The proposal consists of a single first floor window to each side elevation. These windows are illustrated within the submitted drawings as being obscure glazed. As such, it is considered that no unacceptable overlooking or loss of privacy would occur as a result of the proposed development of three dwellings. Furthermore, whilst first floor windows are proposed to the rear of the dwelling, this relationship is not uncommon for residential properties, especially within terrace areas; and as such, it is not considered to impact on the residential amenities of the neighbouring occupiers.
- 7.13.6 Environmental Protection have confirmed that they have no comments to make in respect of this application.
- 7.13.7 As such, it is considered that this proposal would not result in an unacceptable level of additional adverse impact to the residential amenities of the neighbouring occupiers. It is considered that the residential amenities of the proposed dwellings would be suitable and

the adjacent properties would not be adversely impacted to a significant degree by the proposed development.

7.13.8 Taking into account the nature of the proposal, scale, and siting, it is considered that there would be no significant unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties; and as such accords with the provisions Local Plan Policy DE1 and the NPPF (section 12).

7.14 **Highway Issues**

7.14.1 Paragraph 109 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe and were there would be an unacceptable impact on highway safety.

7.14.2 Whilst the proposed development does not provide on-site parking, this is typical for a site of this nature and within this general area. Whilst some restrictive parking areas, as a result of double yellow parking restrictions, are located along Stamford Street, the large majority of the street and neighbouring streets do not have restrictions in relation to on-street parking. Lincolnshire County Council Highways have raised no objections to the proposal on highway safety grounds.

7.14.3 Representation has raised concerns with regard to emergency vehicle access along the street and surrounding areas; this has been predominantly raised due to existing parking habits on restricted parking areas. The proposed development is not considered to result in a significant restriction to vehicular movement along Stamford Street.

7.14.4 Furthermore, the application site is within easy access, including walkable access, to the nearby shops, public transport, and Grantham Town Centre. The site has proposed cycle storage to the rear of the site, to promote sustainable transport.

7.14.5 The proposal is therefore considered to be acceptable in relation to highway matters and would not result in any unacceptable highway safety impacts of severe traffic impacts.

7.15 **Other Matters**

7.15.1 Representation has been submitted stating that the proposed development would cause a loss of view and loss of property value. In relation to assessing planning proposals, the value of a property (whether this would result in an increase or decrease in property value, either to the host site or neighbouring sites) is not a material planning consideration. Likewise, the loss of a view is also not material to the determination of this planning application. As such, it is not possible to restrict planning permission based on these neighbouring concerns.

8 **Crime and Disorder**

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

9 Human Rights Implications

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

10 Conclusion

- 10.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with Local Plan Policies DE1, SP2 and SP3 and the NPPF (sections 9 and 12). There are no material considerations that indicate otherwise although conditions have been attached.

- 10.2 **RECOMMENDATION: that the development is Approved subject to the following conditions**

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

1. Drawing No: SS-3-05 - Amended Site Location Plan (Received on 07/04/2020)
2. Drawing No: SS-3-01 R1 - Amended Proposed Street Scene (Received on 08/06/2020)
3. Drawing No: SS-3-02 R1 - Amended Proposed Elevations (Received on 08/06/2020)
4. Drawing No: SS-3-03 R1 - Amended Proposed Floor Plan (Received on 08/06/2020)
5. Drawing No: SS-3-04 - Amended Proposed Site Plan (Received on 06/01/2021)

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Before any part of the development hereby permitted is occupied, the external elevations shall have been completed using only the materials stated in the planning application forms and approved plans.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ongoing Conditions

- 4 Prior to any dwelling hereby permitted being occupied, the bin store and cycle storage areas shown on Drawing No: SS-3-04 (Amended Proposed Site Plan) shall have been constructed and retained as such thereafter for the lifetime of the development.

Reason: In order to protect the amenity of the occupiers of neighbouring properties in accordance with Policy DE1 and to ensure that the development contributes to low carbon travel in accordance with Policy SB1 of the South Kesteven Local Plan (2020).

- 5 Before any part of the development hereby permitted is occupied, all landscape works shall have been carried out in accordance with the approved details shown on Drawing No: SS-3-04 (Amended Proposed Site Plan).

Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

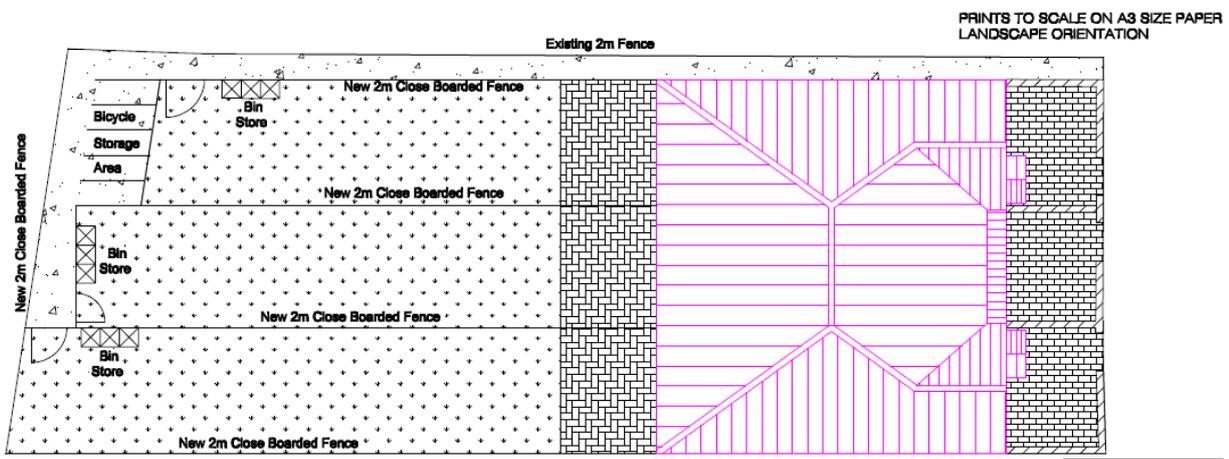
Standard Note(s) to Applicant:

- 1 Please contact the Lincolnshire County Council Streetworks and Permitting Team on 01522 782070 to discuss any proposed statutory utility connections and any other works which will be required within the public highway in association with the development permitted under this Consent. This will enable Lincolnshire County Council to assist in the coordination and timings of these works.
- 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 38 of the National Planning Policy Framework.

Site Location Plan



Site Layout Plan



	Driveline 50 Block paving in Charcoal
	Marketstone Grey Multi Paving
	20mm Limestone Chipping Path
	Grass
	750mm High Brick wall with coping top

SPENCER
Construction

t: 07971173982
 e: robert.spencer7@spencerworld.co

client
 R Spencer

Description
 Proposed Development
 Land Adj. 141 Stamford St
 Grantham
 Lincoln
 NG31 7BS

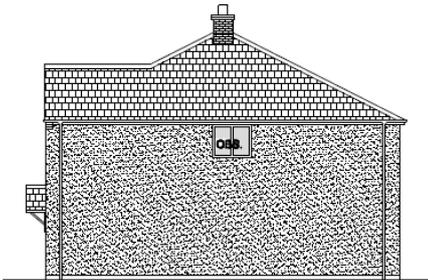
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Dwg No SS - 3 - 04 - F

Proposed Elevations

PRINTS TO SCALE ON A3 SIZE PAPER
LANDSCAPE ORIENTATION

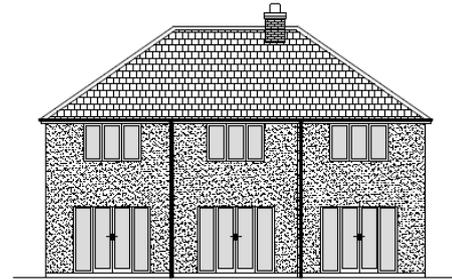
Materials Schedule	
	White Monocouché Render
	Black and White Collage Blend Facing Brick
	Merley Mendip Concrete roof tile Old english dark red
Windows and Doors	White Upvc
Soffits and Fascia	White Upvc
Outlets and Downpipes	Black round Upvc
Chim	Re-con Stone



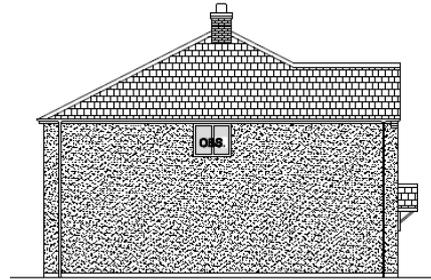
Proposed Side Elevation



Proposed Front Elevation



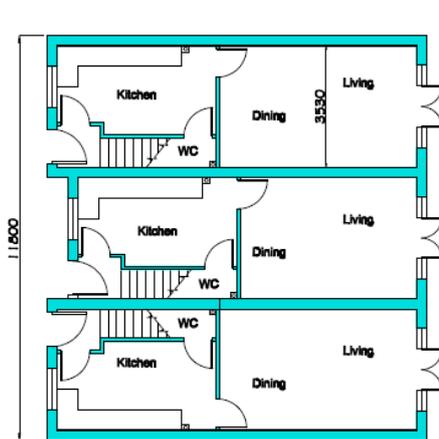
Proposed Rear Elevation



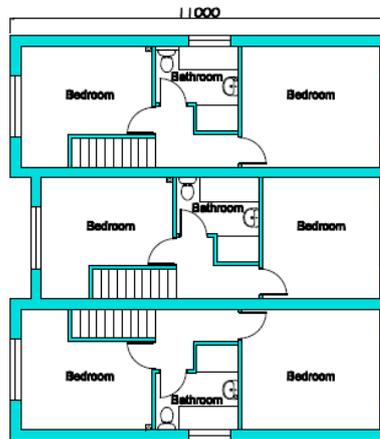
Proposed Side Elevation

 t: 07971173992 e: robert.spencer7@btopenworld.com	Description Proposed Development Land Adj. 141 Stamford Street Grantham Lincs NG31 7BS
	client R Spencer
	Scale 1 : 100
	Dwg No 88 - 3 - 02 -R1

Proposed Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan

 t: 07971173992 e: robert.spencer7@btopenworld.com	Description Proposed Development Land Adj. 141 Stamford Street Grantham Lincs NG31 7BS
	client R Spencer
	Scale 1 : 100
	Dwg No 88 - 3 - 03 -R1

Street Scene

PRINTS TO SCALE ON A3 SIZE PAPER
LANDSCAPE ORIENTATION



Proposed Street Scene



Existing Street Scene

	
t:	07971173992
e:	robert.spencer7@btopenworld.co
client	R Spencer
Description	Proposed Development Land Adj. 141 Stamford S Grantham Lincs NG31 7BS
Scale	1 : 100
Dwg No	SS - 3 - 01 - F