DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H01-0994-18**	**Applicant:**	**Mr J Drury**
Proposal:	Residential development - two bungalows		
Location:	Adjacent: 27 Backgate Cowbit Spalding		
Terminal Date:	29th November 2018		

Planning Policies

Local Plan July 2016:

HS6	New Housing in the Group Centres (Non-Allocated Sites)
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

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

CASE OFFICER ASSESSMENT

This is an outline application for the residential development of two bungalows on land adjacent to 27 Backgate, Cowbit. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide two bungalows, with the submitted plan showing one frontage infill and the other backland on land in between 27 and 33 Backgate. The end wall of three terraced properties under construction at the Ashwood site are beyond the rear boundary. Matters related to the final design and layout will be addressed via a reserved matters application. The site is within Flood Zone 1 and in defined settlement limits, therefore a sequential test is not required. The submitted Flood Risk Assessment proposes finished floor levels of 300mm above ground level.

South Holland Internal Drainage Board has requested that conditions concerning surface and foul water drainage are added to any approval. The Environmental Protection Officer has no observations. The County Highways and SUDS Officer has requested a visibility condition, as well as access and utility informatives. Cowbit Parish Council supports the application.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and SG20 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.