DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H02-0832-18**	**Applicant:**	**Mr & Mrs Matthews**
Proposal:	Proposed erection of detached two-storey dwelling		
Location:	Blackberry Lodge 187 Nene Terrace Road Crowland		
Terminal Date:	15th October 2018		

Planning Policies

Local Plan July 2016:	
HS7	New Housing in the Open Countryside including Other Rural Settlements
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 & 14 of the National Planning Policy Framework (2012)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	3
OTHER STATUTORY BODIES	0	0	1	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for the proposed erection of a detached two storey dwelling at Blackberry Lodge, 187 Nene Terrace Road, Nene Terrace. The proposal is within the proposed defined settlement limits of Nene Terrace under the Draft South East Lincolnshire Local Plan. The surrounding area is characterised by linear development dwellings of varying ages and design.

The indicative proposal shows a two storey dwelling with a detached garage to the front. This application solely seeks to establish the principle of development on the site. The proposal site in Flood Zone 3 on the Environment Agency Flood Maps, and is not affected by increased flood hazard or flood risk on the South Holland 2115 Strategic Flood Risk Mapping.

The Environmental Health Officer has requested an unexpected contamination informative. Crowland Parish Council supports the proposal. The adjoining authority, Peterborough City Council, has raised no objections. The County Highways & SUDS Officer has no objections and has requested a standard utilities informative.

Three trees protected by a Tree Preservation Officer are sited at the front boundary of the site.The Trees and Conservation Officer has commented, "Initial thoughts are that indicative layout proposes a house/garage far too close to the preserved trees. It may be physically possible to build close to trees without detriment to roots and canopy, but ultimately causes their demise, due to the risk of them falling / losing branches on the property. Will be repeated applications for works if build just outside the Root Protection Area/ canopy of the trees ideally should be outside of falling distance of trees."

"Complaints of debris in gutters, and 'sticky stuff' caused by honey dew secreted by aphids on sycamore leaves, dripping on cars in driveway likely to be a problem. Move proposed development as far as possible from trees."

As the proposal design is indicative, an informative could be added to any approval suggesting that the dwelling is set further back when reserved matters plans are received.

Public comments

Overlooking
Indicative design is out of character

The proposed design is only indicative at the outline stage of this application. Provided a sensible design is brought forward at the reserved matters stage, concerns regarding overlooking, overshadowing and proximity to preserve trees can be addressed as to not cause harm to the amenity of neighbours or the character of the surrounding area.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and HS7 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.