DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H05-1227-18**	**Applicant:**	**Mr & Mrs E Heard**
Proposal:	Demolition of garage and erection of bungalow		
Location:	Adj. 13 Albion Street Holbeach Spalding		
Terminal Date:	4th March 2019		

Planning Policies

Local Plan July 2006:	
HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(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 & 14 of the National Planning Policy Framework (2018)

Representations:

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

CASE OFFICER ASSESSMENT

This is an outline application for the demolition of a garage and the erection of a bungalow on residential garden land adjacent 13 Albion Street, Holbeach. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The indicative proposal seeks to provide seeks to provide a bungalow with a new access off Albion Street. A 1.8 metre high timber fence will separate the existing and proposed bungalows. One member of the public supports the application provided the owner / occupant agree to contribute towards maintaining or improving the road when required. The County Highways & SUDS Officer and the Environmental Protection Officer have no objections to the proposal.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 10 - Meeting Assessed Housing Requirements;
Policy 11 - Distribution of New Housing;
Policy 17 - Providing a Mix of Housing

Member of the public concerns

Overdevelopment
Noise
Parking

Material Planning Considerations

Principle of development / overdevelopment
Size of plot and impact upon exiting properties.

There is not considered to be a conflicting principle of development on this site. The proposed plot is comparable in size to others in the vicinity and is not considered to be overdevelopment of the site. Any potential noise concerns during the construction period would be temporary and noise concerns post construction presume as to the character of the future occupant and therefore do not form any part of the planning decision. The proposal is not considered to be a material precedent or be detrimental to the streetscene.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and HS4 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.