

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0086-18 **Applicant:** Mr B Dawson

Proposal: Erection of detached house and garage - approved under H07-0786-17 and H07-0987-17. Modification of Condition 1 of H07-0987-17 to allow amendments to previously approved plans.

Location: Land South: 10 North Road Gedney Hill Spalding

Terminal Date: 5th November 2018

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
SG4	Development in the Countryside
HS7	New Housing in the Open Countryside including Other Rural Settlements
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 12 and 14

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
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

RESIDENTS	1	0	0	0
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CASE OFFICER ASSESSMENT

Proposal

The site is part of an area of land that has outline planning permission for 4 plots (ref. H07-0786-17). Reserved matters approval was subsequently given for a two and a half storey 5/6 bedroom house on the northernmost plot (ref. H07-0987-17).

This application is to modify the approved scheme, which essentially relates to alterations to foul and surface water drainage. It was originally proposed to dispose of surface and foul water into a frontage drain, the latter via a package treatment plant. It is now proposed to dispose of surface water to a new run-off drain along the rear boundary that would connect to a drain running along the southern boundary of the site the subject of the outline permission. Foul water would be disposed of to a package treatment plant at the rear and thereafter the new pipeline along the rear boundary.

The drain at the front would be filled in to the requirements of the SHIDB. A new pipeline is also proposed along the site's frontage to dispose of surface water from the highway to a drain to the south.

Site Description

The site is situated on the eastern side of North Road. It is currently grassed and includes a mature Sycamore tree along its frontage. A house and thereafter Gedney Hill C. E. Primary School are situated to the north. A cottage is situated further to the south. Residential development is situated opposite. A footway runs along the site's frontage.

The site is outside Gedney Hill Development Boundary as defined in the South Holland Local Plan, 2006. However, it is within the settlement boundary defined within the South East Lincolnshire Local Plan 2011-2036 (Publication Version March 2017).

Representations

Gedney Hill Parish Council - No response

LCC Highways/SUDs - Does not wish to restrict the grant of permission.

SHIDB - I note that the applicant intends to discharge surface water to a watercourse. As such, please be aware that the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). I note that the applicant has indicated that they also wish to discharge treated foul water to a watercourse. Consent is required from the Board for this discharge.

I note the presence of a riparian owned/maintained watercourse adjacent to the site boundary. As works are proposed to alter the watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).

Public - Objections/concerns raised by nearby resident (summarised):

The plot is sited on a heavy clay subsoil which will not allow free drainage of sewage effluent from a septic tank drainfield. The site is currently flooded (as it is every winter) with the developer having to pump out the excavations. In my view a package treatment plant is required to treat the sewage waste to an acceptable standard (consented by SHIDB or EA) with the effluent pumped to Highstock Drain at the eastern boundary of the developer's land - not the riparian drain on the south boundary as this is a dry drain for most of the year.

Material Planning Considerations

The main issue in this case is whether the revised drainage details are acceptable on planning grounds.

The property proposed is a two and a half storey 5/6 bedroom house on plot 4. It originally included dormers, which have now been omitted. Existing development within the locality is generally mixed, including both houses and bungalows. Although the property is two and a half storey it would essentially retain the appearance of a two storey dwelling, albeit slightly higher. It is considered that it would not materially harm the street scene.

The proposed materials include a Hoskins Farmhouse Blend brick, which is variegated. However, there is a mixture of materials within the general area.

The submitted drawings indicate that the existing Sycamore tree along the site's frontage will be retained.

In terms of amenity, the dwelling has no windows on its northern elevation directly facing no. 10. First floor windows at the rear are associated with bedrooms and a bathroom. The rooflights on the rear elevation of the dwelling and within the store would be a minimum of 1.7 metres above internal floor level. It is considered that the proposal would not materially harm the amenity of nearby residents in terms of overlooking, lack of privacy, overshadowing, etc. Whilst it is appreciated that there could be some disturbance/inconvenience during the construction phase it would only be temporary. There is not therefore a material conflict with Policy SG17 of the South Holland Local Plan, 2006, which aims to protect the amenity of nearby residents, both existing and future.

The scale of the development is such that a construction management condition is not considered to be justified. Such a condition was not imposed previously.

The proposal includes an individual access/drive. Whilst the indicative plan accompanying the outline application showed shared drives, this was solely indicative. The County Highways Authority has been consulted and has not objected to the scheme on highway safety grounds.

Flood Risk - The site is partially within Flood Zone 2 on the Environment Agency maps. However, it is in an area of no hazard within the South Holland Strategic Flood Risk assessment. The proposal therefore satisfies the sequential test. In terms of the exceptions test, the submitted drawings indicate that finished floor levels would be set some 300mm above ground level.

It is now proposed to dispose of surface water to a new run-off drain along the rear boundary that would connect to a drain running along the southern boundary of the site the subject of the outline permission. Foul water would be disposed of to a package treatment plant at the rear and thereafter the new pipeline along the rear boundary. This is considered satisfactory subject to consent from SHIDB.

The drain at the front would be filled in to the requirements of the SHIDB. A new pipeline is also proposed along the site's frontage to dispose of surface water from the highway to a drain to the south.

Recommendation - That the application be approved under delegated powers.