

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H07-0594-23 **Applicant:** Mr A Zdroba

Proposal: Details of first floor window, additional tree planting and surface water disposal (Conditions 3, 4 and 6 of H07-0987-22)

Location: 32 Hillgate Gedney Hill Spalding

Terminal Date: 22nd September 2023

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 3, 4 and 6 of H07-0987-22 (details of first floor window, additional tree planting and surface water disposal).

Site Description

The site is located on the western side of Hillgate just north of the junction with Highstock Lane. The former Red Lion public house (grade II listed) is situated to the south, which is currently being converted to residential. A grass strip and electricity sub-station are located to the north-east, plus grazing land to the rear (west).

A pair of semi-detached houses (no's 28 and 30) are situated beyond and a bungalow (no 26) to the north-west at the rear. Bungalows are located opposite. The garage/store/shed has been built towards the rear of the site and is close to completion.

Recent Site History

H09-0987-22 - S73A - Erection of double garage/store/shed (part retrospective) - approved under H07-1040-19. Modification of Condition 1 to allow amendments to previously approved plans - Approved 13 Dec 2022

H07-0986-22 - Erection of two storey dwelling - retrospective - approved under H07-0815-20. Modification of Condition 1 to allow amendments to previously approved plans - Approved 13 December 2023

H07-0815-20 - Erection of two storey dwelling - retrospective - Approved 14 January 2021

H07-1040-19 - Erection of double garage/store/shed (part retrospective) - Approved 29 May 2020

H07-1162-17 - Full - Proposed two-storey dwelling, 34 Hillgate, Gedney Hill - Approved 2 March 2018

Consultation Responses

South Holland Internal Drainage Board

Note that this is a part retrospective application and that the applicant is disposing of surface water via infiltration by using a rainwater harvesting system with an overflow to a soakaway. We would typically recommend that the proposed strategy is supported by infiltration testing in line with BRE Digest 365 (or equivalent) to see whether the soakaways can work efficiently. If the soakaways have already been installed, we would ask that you as the LPA should satisfy yourselves that this system is viable in this location without increasing flood risk on or adjacent to the site.

Planning Considerations

Condition 3 (details of first floor window) - The window has been installed and is obscure glazed as required by the condition.

Condition 4 (additional tree planting) - Planting upon the site includes a Rowan (mountain ash) and an Olive tree, plus shrub planting within the front garden. The details are considered acceptable on balance.

Condition 6 (full details of means of surface water disposal) - The applicant proposes disposing of surface water via infiltration by using a rainwater harvesting system with an overflow to a soakaway. The South Holland Internal Drainage Board has recommend that the proposed strategy is supported by infiltration testing in line with BRE Digest 365 (or equivalent) to see whether the soakaways can work efficiently. This is especially bearing in mind the clay soil within the Gedney Hill area. However, no percolation test results have been submitted. Consequently, it has not been demonstrated that the proposed surface water drainage strategy is satisfactory.

Conclusion

That the application be refused for the reasons outlined above.