DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-0631-21**	**Applicant:**	**Mr & Mrs Gonzalez**
Proposal:	Details of landscaping & boundary treatment (Conditions 3 & 4 H07-0341-21)		
Location:	Plots 4 & 5 Highstock Lane Gedney Hill Spalding		
Terminal Date:	4th August 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework 2019

NPPF 2021
Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge Conditions 3 & 4 of H07-0341-21 (details of landscaping & boundary treatment).

History

H07-0059-18 - Outline planning application for residential development - Granted

H07-0284-19 - Outline planning application for residential development (approved under H07-0059-18) Variation of Condition 4 to remove the gross floor area restriction - Granted

H07-0039-21 - Proposed detached bungalow and detached double garage, means of access, landscaping and boundary treatment, Plot 4 - Granted

H07-0053-21 - Detached bungalow with integral double garage, means of access, landscaping and boundary treatment, Plot 5 - Granted

H07-0341-21 - Full - Erection of 2 dwellings - previously approved under H07-0039-21 and H07-0053-21 - Granted

Consultation Responses

Planning Considerations

Condition 3 (Landscaping) - Native hedging is proposed along the site's frontage to help soften the development within the streetscene. The details are considered acceptable on balance.

Condition 4 (Boundary Treatment) - 1.8m closeboarded fencing is proposed along the rear sections of the side boundaries and 1.2m fencing at the rear over open fields. The proposed boundary treatment is considered acceptable because finished floor levels will not be raised significantly.

Conclusion

That conditions 3 & 4 of H07-0341-21 be discharged.