

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H07-0880-18 **Applicant:** Mr & Mrs J Stokes

Proposal: Erection of detached house - outline approval H07-0821-16 - allowed on appeal

Location: West Drove South Gedney Hill Spalding

Terminal Date: 6th December 2018

Planning Policies

Local Plan July 2016:

SG12	Sewerage and Development
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, 14 and 15

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission was granted on appeal for residential development in March 2017 (ref. H07-0821-16). Reserved matters approval is now sought for a 4 bed house and detached garage on the northern section of the site.

Representations

Gedney Hill Parish Council - No comments

LCC Highways - Request frontage footway as per outline planning permission.

SHIDB - Request drainage strategy.

LCC Archaeology - Written scheme meets relevant requirements.

Material Planning Considerations

The site is part of an area of land that has outline planning permission (H07-0821-16), which was allowed on appeal. The principle of residential development upon the site has therefore been established.

Reserved matters approval is now sought for a house. Existing dwellings along West Drove South are varied in terms of design and appearance. The neighbouring development immediately to the north consists of pairs of semi-detached houses. Detached properties are situated opposite. It is considered that the proposed development would not materially harm the street scene.

The proposed house has bathroom and ensuite windows only on its northern elevation at first floor level. 1.8 m high closeboarded fencing is proposed along the northern boundary. Any overlooking of neighbouring property would be oblique, synonymous to a normal frontage situation. Although the property is set slightly further back than the neighbour there is some separation distance. It is considered that the amenity of neighbouring residents would not be materially affected in terms of overlooking, lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.

The County Highways Authority raises no objections subject to the provision of a footway in accordance with the terms of the outline permission.

No objections are raised on flood risk grounds because the site is located in an area of no hazard within the South Holland Strategic Flood Risk Assessment, 2017. The proposal therefore passes the sequential test.

Surface water would be disposed of via soakaways, details of the size of which still need to be agreed.

LCC Archaeology has confirmed that the submitted written scheme of archaeological investigation (or specification) meets their requirements. Due notification of the archaeological work beginning on site and submission of the final report is awaited as required by conditions of the outline application (H07-0821-16).

Recommendation - Reserved Matters approval under delegated powers.