DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H07-1136-18**	**Applicant:**	**Mr & Mrs Merrison**
Proposal:	Erection of detached dwelling - outline permission H07-0821-16 - approved on appeal		
Location:	West Drove South Gedney Hill Spalding		
Terminal Date:	8th January 2019		

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
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
SOUTH HOLLAND INTERNAL DRAINAGE	0	0	0	1

BOARD				

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 southern section of the site to be constructed in Desimpel Hathaway Bridled brickwork and Calderdale Slates (dark grey).

It should be noted that reserved matters approval was recently granted for a 4 bed house on the northern plot (ref H07-0880-18).

Representations

Gedney Hill Parish Council - No comments

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

SHIDB - Request drainage strategy.

LCC Archaeology - In respect of H07-0880-18 it was indicated that the 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 on the southern plot. Existing dwellings along West Drove South are varied in terms of design and appearance. Reserved matters approval was recently granted for a 4 bed house on the northernmost plot. Existing development beyond that consists of pairs of semi-detached houses. Although a detached bungalow is situated opposite other properties either side are houses. It is considered that the proposed development would not materially harm the street scene.

Any overlooking of neighbouring property would be at a distance (opposite) or oblique, synonymous to a normal frontage situation. It is considered that the amenity of neighbouring residents would not be materially harmed 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 (ref: H07-0821-16).

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.

The submitted written scheme of archaeological investigation (or specification) is similar to that submitted in respect of the northern plot, which met with LCC Archaeology's 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.