DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0312-19**	**Applicant:**	**Kirk Homes**
Proposal:	Residential Development - Erection of 4 detached dwellings - approved under H08-0417-18. Change from gravel to tarmac on road/driveways		
Location:	Rear: 54 Wargate Way Gosberton Spalding		
Terminal Date:	23rd April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places
Section 14. Meeting the challenge of climate change, flooding and coastal change

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This is a non-material amendment application for change from gravel to tarmac on road/driveways of the four dwelling scheme at land rear to 54 Wargate Way, Gosberton, Spalding. Planning permission was granted for this residential development under planning application H08-0417-18.

Genuine Geoweb® GW20V 150mm deep tarmac is proposed to replace the gravel. The adequacy of this surface material is determined by the actual surface water flood risk on the site and the drainage strategy for the residential buildings.

According to Environment Agency's Long term flood risk map for England, there is a fringe of low surface water risk approximately where the two dwellings at the rear of the site would be located. The proposed tarmac is somewhat permeable. Most of the surface water runoff created for the dwellings would be conveyed and treated in soakaways. In view of that, the low risk located at the rear of the site could be feasibly addressed via infiltration through the proposed tarmac.

No detrimental impact is anticipated on the grounds of design and visual amenity.

No representation have been made.

In light of considerations above, the proposed development is in accordance with Policy 2, 3 and 4 of South East Lincolnshire Local Plan, 2019 and Section 12 and 14 of National Planning Policy Framework, 2019.

It is accordingly recommended to approve this application via delegated powers.