

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H08-1096-18 **Applicant:** Mr D Scharff
Proposal: Proposed residential dwelling - re-submission of H08-0546-18
Location: 59 High Street Gosberton Spalding
Terminal Date: 25th December 2018

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Section 16.

Representations:

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

CASE OFFICER ASSESSMENT

Officer Delegated Assessment.

This is a Full application for the erection of a single dwelling on land at 59 High Street, Gosberton.

The development has previously been approved under application/permission reference H08-0452-15 which was itself a renewal of H08-0472-12 and more recently a very similar proposal was

approved under H08-0546-18 with a one year time limit to implement, the rationale being that with that approval being the third grant of planning permission for the same development on the same site, in line with paragraph 76 of the NPPF 2018, it was recommended that if approved the time limit should be 12 months only to bring forward and expedite the delivery of the dwelling.

After discussions with the Agent it is felt that after further consideration a standard 3 year permission would be more reasonable, the NPPF guidance does appear to be more directed at 'Major' developments in any case.

The site is located within the settlement boundary of Gosberton, within the Conservation Area.

The site is within a sustainable location within a close proximity to services/facilities. Residential development is considered acceptable in this location.

Access would be via an existing private access serving a property to the rear.

Consultations

No Objections - the parish Council and LCC HER have responded but with no substantive observations.

LCC SUDS (Highways) - do not object.

No objections from neighbours have been received.

Issues for consideration

- Heritage - Conservation Area
- Residential Amenity
- Highways and parking
- Drainage

The proposal is to erect a two storey dwelling in the front/side garden of 59 High Street. The proposed design is of a traditional two storey dwelling with architectural detailing that includes sash windows and a portico to the main door which is panelled. The dwelling would sit forward of the building line of the host dwelling and other residential properties to the west. However, the building line in itself is not a strong feature or component in the character of the High Street as the other properties in the area are detached in predominantly large gardens.

The surrounding area does have a mixture of dwelling designs and types and any impacts upon the Conservation Area are mitigated by this and by the sympathetic scale and design of the proposals. It is not considered that the garden setting of number 59 would be unacceptably affected.

There is no objection received from LCC as Highways Authority and there is no evidence that any traffic or parking issues would be created or exacerbated by this development.

The proposals are considered to be acceptable and subject to appropriate conditions should be approved.

Recommendation: APPROVE.