DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0115-19**	**Applicant:**	**Mr R Taylor**
Proposal:	Residential development - outline approval H09-0371-18		
Location:	Adjacent: 4 The Laurels Holbeach Spalding		
Terminal Date:	3rd 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
36	Vehicle and Cycle Parking
APPENDIX 6	Parking Standards

National Guidance

National Planning Policy Framework 2019

2, 3, 4, 36.

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
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

Outline planning permission was granted for residential development in June 2018 (ref. H09-0371-18). Reserved matters approval is now sought for a 3 bed chalet type property.

It should be noted that land to the east is part of a larger area of land that has outline planning permission for residential development (ref. H09-0326-17) approved 21 August 2018.

Representations

Holbeach Parish Council - No comments.

LCC Highways - Does not wish to restrict the grant of permission.

Material Planning Considerations

Outline planning permission was granted for residential development in June 2018 (ref. H09-0371-18). The principle of residential development upon the site has therefore been established.

Reserved matters approval is now sought for a 3 bed chalet type property to be constructed in Wienerberger New Multi Red Gilt Stock bricks with a Marley Mendip (Smooth Grey) roof. Although existing properties off The Laurels are houses the site is located within an area where existing residential development is generally varied in terms of type, design, appearance, age and external materials. Bungalows are situated further to the west. Taking these factors into account it is considered that the proposed dwelling would not materially harm the character of the area.

The proposed chalet has rear first floor bedroom windows. However, they are some distance from existing houses (nos. 3 and 4 The Laurels) to the south. Overlooking of neighbouring property would be at a distance or oblique. 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.

Vehicular access would be via The Laurels, which is a private roadway. The County Highways Authority raises no objections on highway safety grounds.

Condition 4 of the outline permission indicates that the finished floor level should be at least 300mm above the level of Wignal's Gate on flood risk grounds. The proposal is satisfactory in this respect.

Foul water would be disposed of to the mains sewer. Surface water would be disposed of via crate soakaways at the rear of the site. Soil conditions are suitable for such arrangements.

Recommendation - Reserved Matters approval under delegated powers.