DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-0186-18**	**Applicant:**	**Mr R Smith**
Proposal:	Residential development		
Location:	Rear: 72 Wignals Gate Holbeach Spalding		
Terminal Date:	1st August 2018		

Planning Policies

Local Plan July 2016:	
HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 & 14 of the National Planning Policy Framework, 2012.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	1
PLANNING LIAISON OFFICER - FLOOD RISK ASSESSMENT	0	0	0	1
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

SHDC INTERNAL	1	0	0	1
RESIDENTS	5	0	0	1

CASE OFFICER ASSESSMENT

This is an outline application for residential development on land to the rear of 72 Wignals Gate, Holbeach. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. The site would be accessed via Wignals Gate. The originally submitted proposal sought access over South Holland District Council owned public space onto John Harrison Way. The proposed dwelling would have finished floor levels 300mm above ground level.

The indicative plans seeks to provide a three bedroom, two storey property on residential garden land to the rear of the outline proposal approved under reference H09-0817-17. The proposal is within Flood Zone 3, and not with an increased hazard or flood depth area on the 2115 South Holland Strategic Flood Risk Mapping.

Objections were received on this application when it showed the site being accessed from John Harrison Way. As this element of the application has been removed, then John Harrison Way access comments (only) have been removed from this report.

The Historic Environment Officer and the Environment Agency have no objections to the proposal. Environmental Protection have requested a full contaminated land condition.

The County Highways & SUDS Officer has no objections.

Members of the public have objected to the proposed dwelling. They have expressed concerns with:

Planning concerns

Impact on character of the area.
Loss of light.
Loss of privacy.
Creation of a precedent.
Additional traffic.
Parking provision.
Highway safety.
Pedestrian safety.
Overdevelopment of site.
Noise due to proximity of future occupants.

Not planning concerns

Property devaluation.
Disturbance during construction.
Loss of view.

There is not considered to be a material impact on the character of the area as a result of this proposal. This backland development is not considered to set a precedent. There are a number of similar dwellings in the vicinity. There principle of development on this site is acceptable as the site is within the defined settlement limits of Holbeach, which is one of the largest settlements in the district. If the proposal brought forward at the reserved matters stage is sensibly designed then it should not result in a material overlooking or overshadowing impact.

There is not considered to be a material increase in traffic as a result of this proposal. Wignals Gate

is a main thoroughfare through Holbeach, and the number of vehicular movements on this site will not materially add to highway traffic or safety concerns. Parking provision and manoeuvrability is a matter that can be addressed during the reserved matters stage for this property and the infill property adjacent to 72 Wignals Gate. Noise due to the proximity of future occupants is not considered to be a material concern at this stage of the application process.

In light of the above considerations the proposal is considered to be in accordance with policies HS4, SG1, SG14, SG15 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.