Gedney, Oliver

From: Polly Harris-Gorf
Sent: 21 June 2021 16:01
To: _planningadvice
Subject: FW: H09-0616-21 Land Adj. Longfield House (Plot 1)

6SUP (Additional information)

From: alan@moultonland.co.uk <
Sent: 21 June 2021 15:55
To: Polly Harris-Gorf <
Subject: RE: H09-0616-21 Land Adj. Longfield House (Plot 1)

This message originated from outside your organization

Good afternoon Polly, hope you are ok and many thanks for your email regarding relative levels etc at Plot 1 Northons Lane.
From review of the Flood Risk Assessment which includes site levels, along with study of topographical survey of adjacent land, including Oakwood Close, the proposed finished floor level of the proposed bungalow
will actually be slightly lower than the floor level to No.29 Oakwood Glade which backs onto the application site. The finished floor level of No.29 has been established as being 3.550mODN whilst we have confirmed with the Flood Risk Engineer that Plot 1
can be placed at 3.5mODN.
Therefore given there is no build up of ground levels required to Plot 1, and the existence of closeboard fencing of not less than 1.8m in height continuous to this boundary, the relationship between the new and existing bungalows should be perfectly acceptable.

Hopefully this information is sufficient

Kind Regards
Alan

Alan J Finch

mlp Moulton Land and Planning

1 Chapel Court Wansford Peterborough PE8 6JF

From: Polly Harris-Gorf < >
Sent: 21 June 2021 15:08
To:
Subject: H09-0616-21 Land Adj. Longfield House (Plot 1)

Dear Alan

RESERVED MATTERS Erection of detached dwelling (Plot 1) - outline approval H09-1058-20

In order that I can fully assess the impact of this application on the neighbouring bungalows, in accordance with Condition 6 of the outline consent, please can you submit cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

In particular I would like to seek to minimise overlooking between the rear windows of the bungalow being proposed, and the existing neighbouring properties.

I look forward to your response. Please can this be provided, or an explanation of the ground level changes at the very least, within 2 weeks of the date of this email.

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.