DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H09-0841-21**	**Applicant:**	**C A Holmes Construction Ltd.**
Proposal:	Details of landscaping & boundary treatment (Conditions 4 & 5 of H09-0270-21)		
Location:	Redwood Lodge 96 Dog Drove North Holbeach Drove		
Terminal Date:	1st October 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
28	The Natural Environment

National Guidance

National Planning Policy Framework 2021

Section 12. Achieving well-designed places.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

Proposal

This application is to discharge conditions 4 & 5 of H09-0270-21 (details of landscaping & boundary treatment).

Site Description

The site is located on the western side of Dog Drove North and is currently occupied by a vacant bungalow. A residential property (No. 98) is located to the south with associated glasshouses and domestic kennels (max 13 adult dogs). Agricultural land is located to the north and residential development opposite.

The site is bounded by mature hedgerow and planting. Brick-built domestic outbuildings stand to the north side and rear of the property.

History

H09-0920-89 - Change of use only. Residential home for the elderly - Permitted Development.

H09-0800-20 - Full - Erection of replacement bungalow - Refused 12 November 2020.

H09-0270-21 - Full - Erection of replacement bungalow (re-submission of H09-0800-20) - Granted 1 June 2021.

H09-0822-21 - S73 - Erection of replacement bungalow - approved under H09-0270-21. Modification of Condition 2 to allow amendments to previously approved plans - Under consideration.

Planning Considerations

Condition 4 (Landscaping) - The site is presently well landscaped. Existing trees, Leylandii and mixed hedging would be retained. The details are considered acceptable.

Condition 5 (Boundary Treatment) - The site is presently de-lineated by hedging along its northern, eastern and western boundaries. 2 metre high fencing is proposed to the south. The details are considered satisfactory.

Conclusion

That conditions 4 & 5 of H09-0270-21 be discharged.