

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1047-18 **Applicant:** Jelson Ltd

Proposal: Erection of 35 dwellings and associated works - approved under H09-0562-17 - Amendments to house type for Plots 4, 12 and 34

Location: Northons Lane Holbeach

Terminal Date: 13th November 2018

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Section 12

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

This is an application to amend the approved plans H09-0562-17 - Amendments to house type for Plots 4, 12 and 34.

This is attributed, by the Agent to "Lack of popularity of the previously approved house type".

The dwellings are no closer to properties to the rear and would result in no additional impacts upon the amenity of neighbours. It would not result in a fundamental change to the design of the estate of 35 dwellings and there should be no material issues.

Overall, it is considered that the proposed amendments satisfactorily comply with the criteria of South Holland District Council's Development Control Procedure Note Non-Material Amendments to Planning Permission, and as such are acceptable as a Non-Material Amendment.