

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1062-18 **Applicant:** A B R Limited

Proposal: Residential development comprising 7 dwellings - approved under H09-0190-18. Modification of Condition 2 to allow amendments to previously approved plans

Location: 114 Spalding Road Holbeach Spalding

Terminal Date: 19th December 2018

Planning Policies

Local Plan July 2016:

SG1	General Sustainable Development
SG2	Distribution of Development
SG3	Settlement Hierarchy
HS4	New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)
SG12	Sewerage and Development
SG13	Pollution and Contamination
SG14	Design and Layout of New Development
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Sections 2, 4, 5, 9, 11, 12, 14, 15 and 16

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

Full planning permission was granted for 7 dwellings, consisting of three pairs of 3 bed semi-detached houses and a single 4 bed house, in April 2018 (ref. H09-0190-18). This application is to modify the scheme, including revisions to the retained trees, drive/parking arrangements and minor design alterations to dwellings.

Site Description

The site was formerly garden associated with 114 Spalding Road.

Material Planning Considerations

The proposal is to modify the previously approved scheme (ref. H09-0190-18). No objections are therefore raised in principle.

The proposed revisions are considered to be acceptable and would not materially harm the character/appearance of the locality or amenity of nearby residents in terms of overlooking, lack of privacy, noise and disturbance, etc.

A previous application was accompanied by an arboricultural assessment indicating which trees upon the site would be retained. The current scheme includes removal of some of the trees previously shown to be retained. However, the Council's Nature Conservation Officer has agreed to their removal.

No revisions are proposed that would materially affect flood risk.

Foul water would be disposed of via mains sewer and surface water via soakaways as previously.

The County Highways Authority does not wish to restrict the grant of permission on highway safety grounds.

Recommendation - That the application be approved under delegated powers, subject to conditions.