DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H09-1206-18**	**Applicant:**	**Executors of Mrs E M Morfoot**
Proposal:	Residential development (re-submission of H09-1132-17)		
Location:	97 Hall Gate Holbeach Spalding		
Terminal Date:	29th January 2019		

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
SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Sections 5, 12 and 14 of the National Planning Policy Framework (2018)

Representations:

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

CASE OFFICER ASSESSMENT

This is an outline application for residential development at 97 Hall Gate, Holbeach. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. Outline approval for a dwelling on this site was previously approved under reference H09-1132-17.

The indicative proposal seeks to provide two bedroom bungalow on residential garden land to the rear of the existing dwelling. The finished floor level of the bungalow will be sited 300mm above existing ground level and will be served by a dedicated access adjacent to the driveway serving 97 Hallgate.

Councillor Biggaddike has commented "A sizeable plot in a sustainable area. There has been a licensed mobile home on site for some years without causing any problems." The County Highways & SUDS Officer has no objections to the proposal.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14, SG17 and HS4 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.