

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1223-18 **Applicant:** Mr & Mrs R Kent
Proposal: Erection of dwelling - Outline approval H09-0055-18
Location: Low Lane Holbeach Spalding
Terminal Date: 4th February 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 & 14 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

This is a reserved matters application for the erection of a dwelling at Low Lane, Holbeach. Outline planning approval was granted under reference H09-0055-18. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. Homes to the east approved under reference H09-0454-15 are currently under construction in January 2019.

The proposal seeks to provide a lounge, utility, water closet, porch and combined kitchen / dining area at ground floor level. Two bedrooms and a bathroom are to be provided at first floor level. The previously approved flood risk assessment shows finished floor levels at 300mm above ground floor level. A 1.8 metre high acoustic fence will be provided to the rear of the site as the A17 is sited to the north of the plot. The proposed brick is Weinerberger Red Guilt Facing Brick with Sandtoft Double Pantile tiles. The proposed materials are considered to be appropriate for the site.

Councilor Biggadike supports the proposal, stating: "A plot in a sustainable location, consider the design of the property to be compatible with houses being built out by the adjacent development."

The Environmental Protection Officer has stated "I have reviewed the information submitted (Goldfinch Environmental Limited Geoenvironmental desk study ref. 0575/1 dated November 2018) and I recommend that condition 5 of H09-0055-18 be discharged in full. As always, the developer is reminded that should any contamination be encountered the situation must be reviewed." The County Highways & SUDS Officer has requested standard access and utility informatives.

Conditions related to contamination, landscaping, drainage and fencing were imposed on the outline permission and details have been submitted as part of the reserved matters submission. These are all considered to be appropriate for the site and to address the requirements of the outline conditions subject to implementation.

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 Sections 5, 12 & 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.