

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H09-1224-18 **Applicant:** Mr & Mrs P Busby
Proposal: Erection of dwelling and garage
Location: Adjacent: 19 Stukeley Road Holbeach Spalding
Terminal Date: 15th February 2019

Planning Policies

Local Plan July 2006:

SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity
HS4 New Housing in Spalding and the Area Centres (Other Towns and Donington)(Non-Allocated Sites)

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	1	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SHDC INTERNAL	0	0	1	0
OTHER STATUTORY BODIES	0	0	1	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This is a full application for the erection of a dwelling and garage on land adjacent 19 Stukeley Road, Holbeach. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design. Full planning permission was previously granted on this site under reference H09-0613-15.

The proposal seeks to provide a two storey frontage dwelling with a garage to the rear. A lounge, utility, water closet and combined kitchen / dining area are to be sited at ground floor level. Three bedrooms, a bathroom and an en-suite are to be located at first floor level. The proposed dwelling will be raised 300mm above existing ground level and the proposed materials are Weinerberger Caldera Red Multi Facing bricks with Weinerberger Cassius Antique Slate tiles. The Environment Agency has recommended that the property be two-storey and that finished floor levels (FFLs) be set at least 300mm above existing ground level.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;
Policy 4 - Approach to Flood Risk;
Policy 10 - Meeting Assessed Housing Requirements;
Policy 11 - Distribution of New Housing;
Policy 17 - Providing a Mix of Housing

The Environmental Protection Officer has no objections, and Councillor Biggadike supports the proposal; stating, "Infill plot in a sustainable location, I welcome the fact that it is providing off street parking ." The County Highways Officer has requested a standard utility informative.

Member of the public concerns

Loss of an unlisted cherry tree (not a planning concern)
Lowering of boundary fence height.
Overlooking

Material Planning Considerations

Design
Impact upon residential amenity

There is not considered to be a material impact on residential amenity arising from this proposal. The windows of 21 Stukeley Road that face the site are a comfortable distance away from the dwelling footprint, and the first floor side elevation window of 21 Stukeley Road is obscure glazed not serving a habitable room. The provision of off road parking is welcome as during non-office hours street parking is fully utilised, leaving few opportunities for effective manoeuvring or parking possibilities.

No objections have been received from any neighbours, however in relation to the concerns raised 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 SG20 of the South Holland Local Plan, 2006, as well as Section 5, 12 and 14 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.