

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0044-19 **Applicant:** Mr & Mrs P Breach
Proposal: Details of access (Condition 4 of H13-1137-17)
Location: Off Pipwell Gate Moulton Seas End Spalding
Terminal Date: 11th March 2019

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework 2019

Section 12

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

Planning permission was granted for the erection of a single bungalow on 26 February 2018 (ref. H13-1137-17). Condition 4 of that permission stipulates the following:

"Prior to the commencement of the dwelling the vehicular access to Pipwell Gate and the driveway shall be improved in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safety of the users of the public highway and the site and also the amenity of neighbouring residents."

This application is solely to discharge the above condition. LCC Highways does not wish to restrict the grant of permission on highway safety grounds. In terms of the amenity of neighbouring property, it is proposed to construct the driveway alongside no. 9 Pipwell Gate in tarmac to reduce noise disturbance. A grass strip has been left between the driveway and no. 9 Pipwell Gate. The submitted details are considered to be satisfactory.

Reference has been made to an appeal decision. However, the comments raised by the Inspector related to a previous planning application for residential development - 5 plots (ref. H13-0610-16) and not the application relating to the erection of a single bungalow. It should be noted that there is a separate condition (no. 3) relating to landscaping which is not the subject of this application.