

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-0919-18 **Applicant:** T & C Woods
Proposal: Residential Development for 2 dwellings
Location: Off Seas End Road Moulton Seas End Spalding
Terminal Date: 27th November 2018

Planning Policies

Local Plan July 2016:

HS7	New Housing in the Open Countryside including Other Rural Settlements
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 (2012)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

RESIDENTS	3	0	0	0
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CASE OFFICER ASSESSMENT

This is an outline application for a residential development of 2 dwellings on land to the rear of 45 Seas End Road, Moulton Seas End. The proposal is within the defined settlement limits Moulton Seas End under the Draft South East Lincolnshire Local Plan. The surrounding area is characterised by dwellings of varying ages and design.

The indicative proposal show two 3 bedroom bungalows with double garages to the rear of 45 Seas End Road on residential garden land. The proposed properties would be accessed via a shared drive to the side of number 45. Parking for the existing dwelling would be provided by a parking area to the front of the site on residential garden land. The submitted Flood Risk Assessment shows finished floor levels at a height of 500mm.

The Environmental Protection Officer, County Highways & SUDS Officer and the Historic Environment Officer have no objections to the proposal. South Holland Internal Drainage Board has requested further surface water and foul water details. These are matters that could be addressed via conditions.

Public objections

Overlooking
Traffic
Noise
Setting a precedent.
Overdevelopment
Objections to a two storey dwelling but not a single storey.

Not affordable housing - Not a planning concern.
Loss of view over land outside of ownership - Not a planning concern.
Lack of detail on an outline planning application - Not a planning concern.

There is not considered to be an overlooking aspect on this outline application. Matters related to siting of windows can be addressed at the reserved matters stage. There is not considered to be a precedent set by this application, there are other backland developments in Moulton Seas End and the site is within settlement limits. The proposal does not represent overdevelopment. The plot sizes shown on the indicative plan are comparable to others in the vicinity. There is not considered to be a material noise impact from the application. Noise during construction is not a planning concern, and noise after construction is subject to the behaviour of occupants, which is beyond the remit of planning.

There is not considered to be a material impact from traffic as a result of an additional two dwellings. The site does not afford the opportunity for vehicles to travel at speed, and the majority of traffic in the settlement is generated by the existing Seas End Road to the front of the application site.

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing or any other matters. The proposal 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 HS7 of the South Holland Local Plan, 2006, as well as Sections 5, 12 and 14 of the National Planning Policy Framework, 2018.